



GIBBINS RICHARDS
Making home moves happen

2 Colin Road, Taunton TA2 7AR
£340,000

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This spacious three-bedroom semi-detached home is located in a popular area of North Taunton. The extended accommodation includes an entrance porch, hallway, sitting room, dining area, and a separate office accessed through the kitchen. Upstairs, are three well-proportioned bedrooms, with the main bedroom featuring an en-suite shower room, plus a separate family bathroom. Outside, the property offers a double-length garage with a workshop and utility area, driveway parking, and a useful outbuilding.

Tenure: Freehold / Energy Rating: D / Council Tax Band: C

Located in North Taunton on Colin Road, the home is close to local amenities including a doctors surgery, pharmacy, shops, green spaces, a pub, and several schools. The M5 motorway at junction 25, A38, Taunton town centre, and local bus routes are all easily accessible.

THREE DOUBLE BEDROOMS - MASTER WITH EN-SUITE
LARGE KITCHEN/BREAKFAST ROOM WITH KITCHEN ISLAND
DOUBLE LENGTH GARAGE WITH WORKSHOP/UTILITY
DRIVEWAY PARKING FOR THREE CARS
MULTI-FUNCTIONAL GARDEN ROOM
GAS CENTRAL HEATING
CLOSE TO AMENITIES





Entrance Porch

Hallway Leading to the stairs.

Sitting Room 14' 4" x 10' 8" (4.37m x 3.25m)

Dining Room 11' 4" x 8' 9" (3.45m x 2.66m)

Kitchen/Breakfast Room 14' 9" x 12' 5" (4.49m x 3.78m) French doors leading to the garden.

Office 8' 6" x 5' 4" (2.59m x 1.62m) Accessed via the kitchen.

First Floor Landing

Bedroom 1 15' 10" narrowing to 11' 8" x 12' 3" (4.82m narrowing to 3.5m x 3.73m)

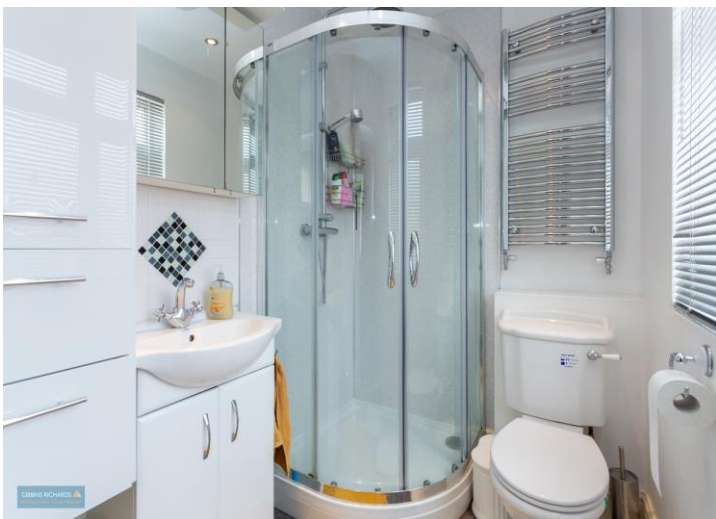
En-suite 6' 6" x 5' 2" (1.98m x 1.57m)

Bedroom 2 8' 9" x 8' 1" (2.66m x 2.46m)

Bedroom 3 14' 9" x 6' 6" (4.49m x 1.98m)

Family Bathroom 6' 3" x 5' 7" (1.90m x 1.70m)

Outside To the front, there is a block-paved driveway providing parking for three vehicles and access to the garage. At the rear, the property features a garden with a lawn and patio area, along with a garden room measuring 25' 9" x 7' 0".



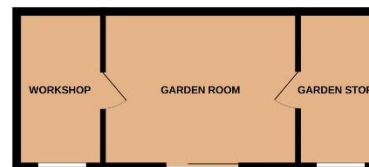
GROUND FLOOR
825 sq.ft. (76.7 sq.m.) approx.



1ST FLOOR
512 sq.ft. (47.6 sq.m.) approx.



GARDEN ROOM
264 sq.ft. (24.5 sq.m.) approx.



TOTAL FLOOR AREA : 1602 sq.ft. (148.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.

References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor.

Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.



We routinely refer potential sellers and purchasers to a selection of recommended conveyancing firms – both local and national. It is their decision whether to use those services. In making that decision, it should be known that we receive a payment benefit of not more than £200 per transaction. We routinely refer potential sellers and purchasers to Mortgage Advice Bureau (MAB) for mortgage and protection advice. It's their decision whether to use those services. In making that decision, it should be known that we receive a payment benefit of not more than £250 per case. Once an offer is accepted by our client, an Administration Fee of £40 + VAT (£48) **per buyer** will be required in order for us to process the necessary checks relating to our compliance and Anti-Money Laundering obligations. This is a non-refundable payment and cannot be returned should a purchase cease to continue. It can be paid via a card machine, or via BACS transfer.

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