



52 Sherford Road, Taunton TA1 3RH
£245,000

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A beautifully positioned three bedroomed terrace home, in need of some internal refreshing, situated in a popular residential sector of Taunton, south of the town centre.

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

52 Sherford Road is accessed via a footpath and some steps to the front door, where an entrance hall leads to the ground floor accommodation, which includes a cloakroom, modern fitted kitchen and a sitting room to the rear with doors out to the rear garden. On the first floor are three bedrooms and a shower room. The property benefits from a garage in a block nearby with parking to the front. Whilst the house could do with some internal refreshing, there is plenty of scope to improve the property and we would thoroughly recommend an internal viewing.

Sherford is a highly sought after sector of Taunton, having the benefits of being close to Vivary Park, the town centre and transport links.

OLDER STYLE THREE BEDROOMED TERRACE HOUSE
ATTRACTIVE VERANDA FRONT WITH STEPS TO THE FRONT DOOR
GROUND FLOOR CLOAKROOM
MODERN FITTED KITCHEN
SITTING ROOM
ENCLOSED REAR GARDEN
GARAGE IN A BLOCK WITH PARKING IN FRONT
CLOSE TO TOWN CENTRE
GAS CENTRAL HEATING
DOUBLE GLAZING



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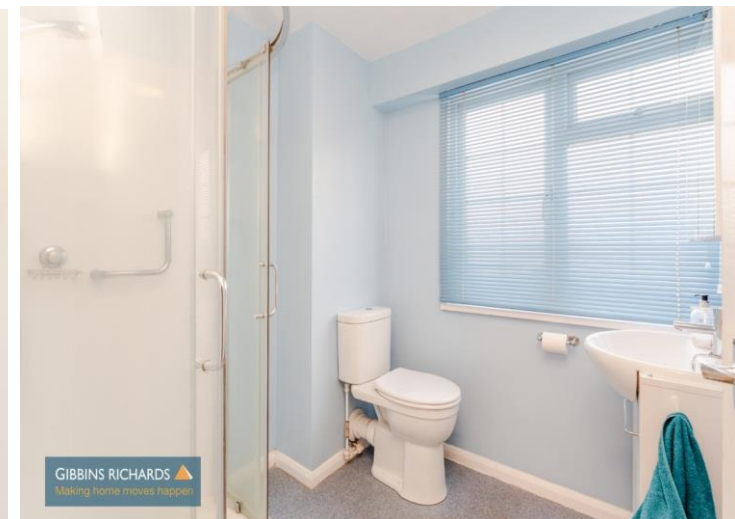
| | |
|------------------------|---|
| Entrance Hall | Storage cupboard. Study area below the stairs. |
| Cloakroom | |
| Kitchen/Breakfast Room | 12' 8" x 9' 6" (3.86m x 2.89m) maximum. |
| Sitting Room | 15' 9" x 10' 1" (4.80m x 3.07m) |
| First Floor Landing | Airing cupboard. |
| Bedroom 1 | 11' 8" x 9' 10" (3.55m x 2.99m) Built-in wardrobes. |
| Bedroom 2 | 10' 8" x 9' 1" (3.25m x 2.77m) |
| Bedroom 3 | 7' 6" x 6' 2" (2.28m x 1.88m) |
| Shower Room | 6' 6" x 5' 2" (1.98m x 1.57m) |
| Outside | Enclosed rear garden which is predominantly west facing and a footpath giving access to the garage 16' 9" x 8' 0" (5.10m x 2.44m) with a metal up and over door and parking in front. |



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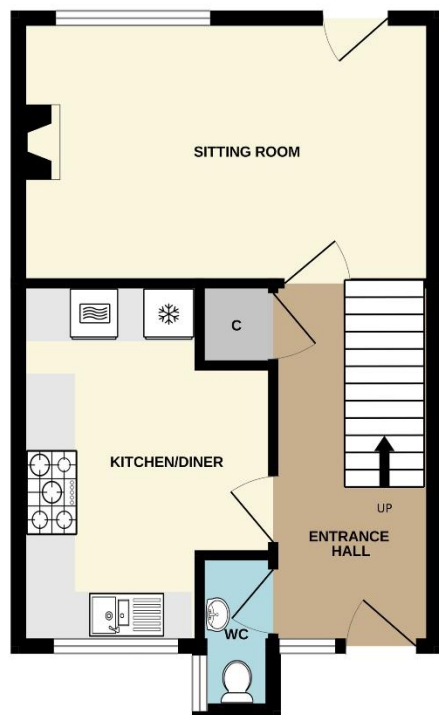


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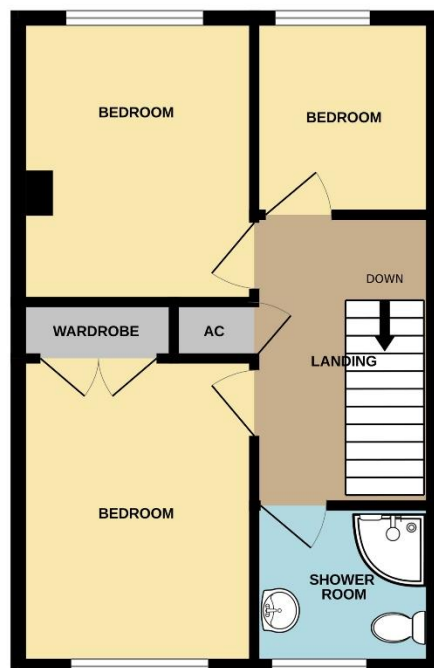


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GROUND FLOOR
387 sq.ft. (36.0 sq.m.) approx.



1ST FLOOR
395 sq.ft. (36.7 sq.m.) approx.



TOTAL FLOOR AREA: 782 sq.ft. (72.7 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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