



21 Hicks Road, Cheddon Fitzpaine, Taunton TA2 8RZ

£490,000

GIBBINS RICHARDS 
Making home moves happen

A large and substantial detached family home located on the very periphery of Taunton, occupying a good sized plot. The property, built by David Wilson Homes approximately eighteen months ago, has abundant parking, a rural outlook and an impressive and spacious interior.

Tenure: Freehold / Energy Rating: B / Council Tax Band: E

21 Hicks Road is located at the very end of the cul-de-sac and is accessed via Rossiter Road and the north eastern fringes of Taunton. The property presents itself as a fabulous family home offering an impressive and spacious interior, good sized gardens, ample parking and a rural outlook. Internally there are four very good sized bedrooms, the master having a dressing area and an en-suite shower room, there is also a family bathroom. On the ground floor are three reception rooms including a good sized study and there is also a wonderful kitchen/dining room. There is an enclosed rear garden and to the side of the property, a longer than average garage and private driveway parking for numerous cars. In all, the property presents itself as an impressive example of an executive style family home and is priced to sell. A viewing is highly recommended.

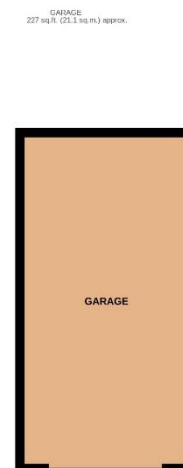
IMPRESSIVE DETACHED DAVID WILSON HOME
FOUR DOUBLE BEDROOMS
THREE RECEPTION ROOMS
OPEN PLAN KITCHEN/DINING ROOM
ADDITIONAL UTILITY ROOM
BEAUTIFULLY PRESENTED THROUGHOUT
GAS CENTRAL HEATING
DOUBLE GLAZING
OFFERED TO THE MARKET WITH NO ONWARD CHAIN





Entrance Hall	12' 7" x 12' 5" (3.83m x 3.78m)
Cloakroom	5' 7" x 3' 6" (1.70m x 1.07m)
Study	9' 6" x 8' 1" (2.90m x 2.47m)
Sitting Room	17' 6" x 12' 10" (5.33m x 3.90m)
Kitchen/Dining Room	21' 11" x 15' 0" (6.67m x 4.56m)
Utility Room	8' 0" x 5' 6" (2.44m x 1.68m)
First Floor Landing	10' 9" x 10' 6" (3.27m x 3.21m) Airing cupboard.
Bedroom 1	17' 11" x 11' 9" (5.47m x 3.59m) Dressing area. Fitted wardrobes.
En-suite	7' 3" x 4' 7" (2.21m x 1.39m)
Bedroom 2	15' 3" x 9' 2" (4.64m x 2.79m) Fitted wardrobes.
Bedroom 3	11' 8" x 10' 10" (3.55m x 3.31m)
Bedroom 4	12' 9" x 8' 3" (3.89m x 2.52m) Storage cupboard.
Bathroom	9' 5" x 6' 4" (2.88m x 1.92m)
Outside	Enclosed rear garden. Large private driveway with ample parking and access to a larger than average garage 21' 0" x 10' 10" (6.40m x 3.29m).





TOTAL FLOOR AREA : 1643 sq.ft. (152.6 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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