



**13 Wordsworth Drive, Taunton TA1 2HG**  
**£295,000**

**GIBBINS RICHARDS**   
Making home moves happen

Extended family home / Town centre / Four bedrooms

A imaginatively extended semi detached home located close to the town centre and offering brilliant family living space over two floors.

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

The property, formerly a three bedroomed semi, has been extended very well to the left and now forms a lovely open plan kitchen/dining room with wet room and utility room behind. The rest of the property offers a sitting room with log burner and patio doors out to the rear and on the first floor are four bedrooms and a bathroom. The property could benefit from a little finishing off in various areas, but nonetheless, presents itself as a fabulous family home in a popular edge of town centre location. There is also the added benefit of an enclosed rear garden and residents permit parking to the front.

1401 Approximate square footage  
Excellent Extended family home  
Two bathrooms  
Utility room / kitchen/dining room and separate sitting room with log burner  
Four bedrooms  
Enclosed rear garden  
Close to town centre  
Residents permit parking  
Gas central heating  
Double glazing



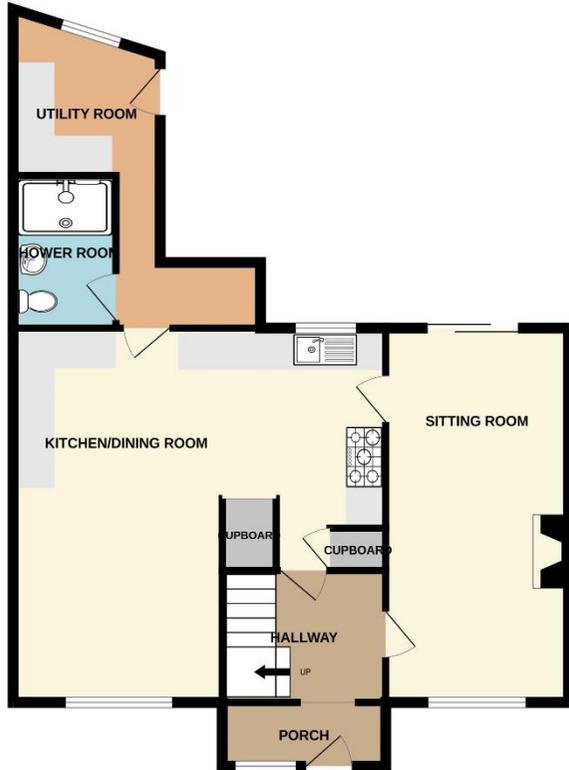


Entrance Porch	
Entrance Hall	
Kitchen	20' 4" x 10' 1" (6.19m x 3.07m) Leading to open plan;
Dining Room	11' 5" x 11' 0" (3.48m x 3.35m)
Rear Hall	
Wet Room	8' 3" x 5' 2" (2.51m x 1.57m)
Utility Room	Obscure shape.
Sitting Room	20' 4" x 9' 11" (6.19m x 3.02m) Log burner and patio doors.
First Floor Landing	
Bedroom 1	12' 1" x 11' 4" (3.68m x 3.45m) Recessed cupboard area.
Bedroom 2	11' 10" x 9' 4" (3.60m x 2.84m)
Bedroom 3	11' 4" x 7' 9" (3.45m x 2.36m)
Bedroom 4	10' 6" x 9' 10" (3.20m x 2.99m)
Bathroom	8' 1" x 5' 6" (2.46m x 1.68m)
Outside	Enclosed front and rear gardens. The rear garden is mainly laid to patio and lawned areas but with a small vegetable area cordoned off to one side.



GROUND FLOOR  
787 sq.ft. (73.1 sq.m.) approx.

1ST FLOOR  
614 sq.ft. (57.1 sq.m.) approx.



TOTAL FLOOR AREA : 1401 sq.ft. (130.2 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.  
Made with Metropix ©2026



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.