



Gillards | Bishops Hull | Taunton | TA1 5HH

£335,000



WILSONS
ESTATE AGENTS

Nestled in the charming area of Gillards, Bishops Hull, this beautifully presented & extended semi-detached house offers a delightful blend of modern living and classic comfort. Built around 1980, this property has been thoughtfully extended to provide ample space for families or those seeking a comfortable home.

The house features two inviting reception rooms, perfect for entertaining guests or enjoying quiet evenings with family. The modern kitchen is a highlight, equipped with contemporary fittings that make cooking a pleasure. The property boasts three well-proportioned bedrooms, ensuring plenty of room for relaxation and rest. The modern bathroom, along with a convenient downstairs WC, adds to the practicality of this lovely home.

One of the standout features of this property is the conservatory, which offers a bright and airy space to enjoy the garden views throughout the year. The extension to the rear and side enhances the living space, making it ideal for both everyday living and special occasions.

For those with vehicles, the property provides off-road parking for up to three cars, including a garage, ensuring that parking is never a concern. The location is particularly appealing, as it falls within the catchment area for the highly regarded Castle School, making it an excellent choice for families as well as being close to Musgrove Park Hospital.

In summary, this semi-detached house in Bishops Hull is a wonderful opportunity for anyone looking for a modern, spacious, and well-located home. With its attractive features and convenient amenities, it is sure to impress.

Hallway
The hallway is welcoming and provides access to the living room and stairs to the first floor. It has a neutral décor and a front door with side window panels allowing natural light into the space.

Kitchen
14'6" x 13'0" (4.4m x 4.0m)
The bright, beautifully finished kitchen features a vaulted ceiling with skylight, sleek white cabinetry, wood-effect worktops and grey tiled splashbacks. A large modern cooker creates a striking focal point, while the breakfast bar with two stools provides a useful casual dining area. A window overlooks the garden, and an internal door leads to the garage, which has light and power and offers excellent additional storage or appliance space.

Dining Room
15'9" x 9'2" (4.8m x 2.8m)
The dining room is a bright and welcoming space that flows seamlessly into the living room, making it ideal for both entertaining and family meals. It features a light wood floor and a mix of neutral and textured walls, with ample space for a six-seater dining table. The area benefits from natural light coming through the windows and the open-plan layout enhances the sense of space and connectivity within the home.

Living Room
13'11" x 12'8" (4.2m x 3.9m)
The living room is a comfortable and cosy space with plenty of natural light from the front aspect window. The room flows openly into the dining area, making it perfect for relaxed family living or entertaining guests.

Conservatory
12'10" x 10'2" (3.9m x 3.1m)
This bright and airy conservatory benefits from a glass roof and double doors that open onto the garden and sliding doors that open into the dining room, making it a perfect space for relaxing or entertaining. The neutral décor with soft furnishings adds to the calming ambience. Tiled flooring extends the light and easy-to-maintain feel throughout the room.

WC
The ground floor cloakroom is neatly fitted with a WC and wash basin set within a vanity unit, complemented by wood-effect surfaces and a large mirror above. The combi boiler is conveniently housed within a cupboard, while a frosted window provides privacy and natural light, creating a practical and fresh space.

Bedroom 1
12'6" x 9'3" (3.81m x 2.82m)
The main bedroom is a generously sized double room with a rear-facing window that fills the space with light. It features a statement wallpaper on one wall, paired with neutral carpet and soft bown painted walls, creating a restful and stylish retreat. The room comfortably fits a double bed along with bedside tables and additional storage furniture.





Bedroom 2

10'7" x 9'3" (3.23m x 2.82m)

This bedroom is a double room with a window overlooking the front garden. It features a lovely floral wallpaper on one wall and greens walls on the others. The room comfortably fits a double bed along with bedside tables and generous wardrobe. The carpeted floor and tasteful furnishings make it a comfortable space to rest or work from home if needed.

Bedroom 3

7'7" x 7'3" (2.3m x 2.2m)

The smallest bedroom, ideal for a child's room, guest room or a study, has a window to the front and is carpeted for comfort. The white painted walls complement the simple and neat décor, making it a versatile space.

Bathroom

The family bathroom is fitted with a white suite that includes a bathtub with shower overhead, wash basin and WC. The walls around the bath are fully tiled in a modern grey marble effect, complementing the light flooring and adding a contemporary touch to the room. A large frosted window provides natural light and ventilation.

Loft

The loft has been thoughtfully boarded and fitted with power and a ladder, providing the perfect solution for additional storage needs.

Rear Garden

The rear garden is beautifully landscaped with a mix of paved patio areas and artificial lawn, offering a low-maintenance outdoor space perfect for relaxing or entertaining. It features a stylish pergola-covered seating area alongside a timber summerhouse, currently used as an art studio which has hot and cold water and power. The garden is enclosed by fencing and planted borders adding privacy.

Garage

15'11" x 7'5" (4.9m x 2.3m)

The generous garage provides excellent space for parking and additional storage. It features an electric roller door, convenient internal access to the kitchen, and benefits from both lighting and power.

Disclaimer

Disclaimer

Wilson's has not inspected or tested any equipment, fixtures, fittings, or services within the property, and cannot confirm their working condition or suitability. We recommend you consult a Solicitor or Surveyor to verify the condition and functionality. Information regarding tenure is obtained by Land Registry, we advise that you obtain verification from your Solicitor. Items depicted in photographs are not included in the sale. The property is sold subject to rights of way, public footpaths, easements, wayleaves, covenants, and any matters that may affect the legal title. We have not verified the property's structural integrity, ownership, tenure, acreages, estimated square footage or planning/building regulations. Prospective purchasers are advised to seek validation of all the above matters prior to expressing any formal intent to purchase. Wilson's routinely refer buyers and sellers to local solicitors for conveyancing services and mortgage advisors for mortgage and protection advice. It is your decision whether to use these services. We receive a payment benefit for referring clients of no more than £250 per case. Once an offer is accepted by our client, an Administration Fee of £30 + VAT (£36) per buyer will be required 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.

Material Information

Part A

Council Tax: C

Tenure: Freehold

Part B

Water: Mains

Heating: Gas Mains

Sewerage: Mains

Electricity: Mains

Mobile coverage & Broadband coverage: Upto 52Mbps

Connection: FTTC

Mobile coverage: Good outdoor coverage with EE, Three, O2 & Vodafone

Parking: Garage and driveway

Construction: Brick built with a tiled roof

Part C

Flood & erosion risk <https://www.gov.uk/check-long-term-flood-risk>

Planning N/A

Building safety N/A

Restrictions N/A

Rights and easements N/A

Accessibility & adaptations N/A

Coal field & mining N/A

Service charges N/A

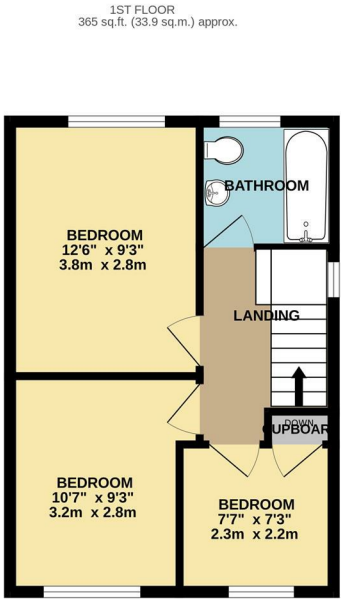
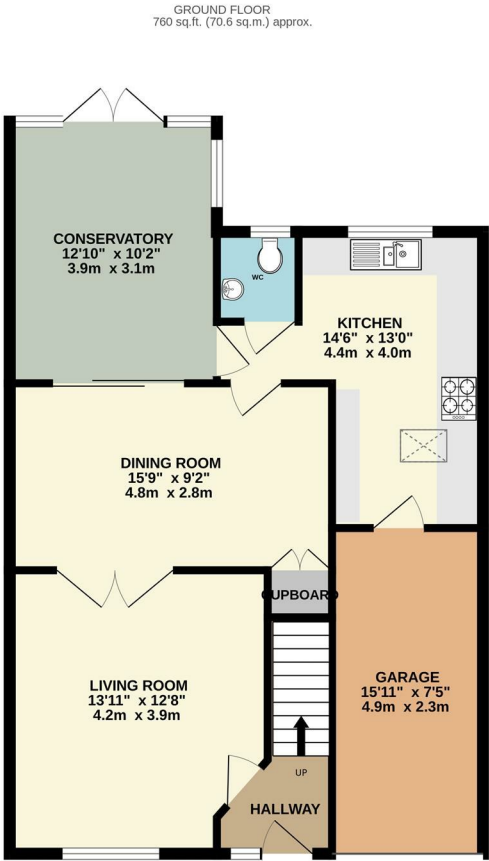


Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	69	76
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales

EU Directive 2002/91/EC



TOTAL FLOOR AREA: 1125 sq.ft. (104.5 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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Council Tax Band C EPC Rating C

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