



GIBBINS RICHARDS   
Making home moves happen

4 Warres Road, Taunton TA2 8QF  
£285,000

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A brilliantly extended three bedroomed semi detached home located in the popular Nerrols Farm development, to the east of Taunton town centre. The property offers an enclosed rear garden, garage and ample parking. There is the benefit of eight solar panels which enhances the energy performance certificate rating, makes the house more economical and last year earned approximately £200 from the grid. A viewing is highly recommended.

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

The property, accessed via a short flight of steps, has an entrance hall which leads into a lovely sitting room with wood effect flooring. This in turn leads through to a beautifully fitted kitchen with tiled floor and tiled splashbacks and wooden work surfaces. There is an under stairs cupboard housing a tumble dryer. There is then the extension to the ground floor, which is a good sized dining area, again with continuation tiled flooring, patio doors and two inset roof lights. This is a brilliant addition which enhances the ground floor a great deal. To the first floor are three bedrooms, two with built-in cupboards and a family bathroom as well as an airing cupboard. Externally there is a small area of front garden and an enclosed rear garden, which is mainly enclosed with a fence and then pedestrian access to the side, which has parking for up to three cars and a single garage. This is a brilliant second step family home and an early viewing is highly recommended.

EXTENDED THREE BED SEMI  
POPULAR RESIDENTIAL DEVELOPMENT  
MODERN FITTED KITCHEN  
EXTENDED TO THE GROUND FLOOR  
GARAGE AND PARKING  
ENCLOSED REAR GARDEN  
GAS CENTRAL HEATING  
DOUBLE GLAZING  
SOLAR PANELS  
VIEWING HIGHLY RECOMMENDED





Entrance Hall

Sitting Room

15' 1" x 11' 8" (4.59m x 3.55m) With wooden flooring.

Kitchen

14' 7" x 10' 7" (4.44m x 3.22m) Tiled flooring.

Dining Room

14' 6" x 9' 6" (4.42m x 2.89m) Tiled flooring.

First Floor Landing

Airing cupboard. Access to boarded loft space.

Bedroom 1

12' 3" x 8' 11" (3.73m x 2.72m) Built-in cupboard.

Bedroom 2

10' 9" x 8' 4" (3.27m x 2.54m) Built-in cupboard.

Bedroom 3

9' 11" x 6' 5" (3.02m x 1.95m)

Bathroom

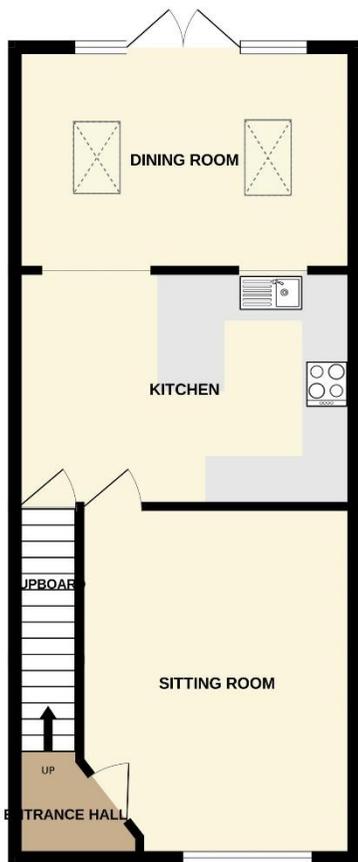
6' 1" x 5' 5" (1.85m x 1.65m)

Outside

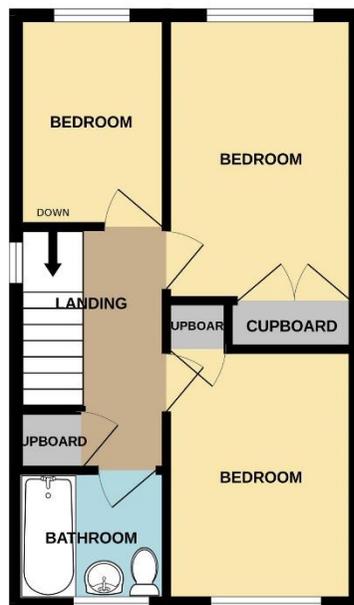
There is an enclosed rear garden laid with artificial grass. Single garage with light and power and parking to the front.



GROUND FLOOR  
517 sq.ft. (48.1 sq.m.) approx.



1ST FLOOR  
375 sq.ft. (34.8 sq.m.) approx.



TOTAL FLOOR AREA : 892 sq.ft. (82.9 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.  
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