



GIBBINS RICHARDS   
Making home moves happen

23 Henley Road, Taunton TA1 5BW  
£545,000

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A substantial and attractive detached 1930's family home located in a prime position in the heart of the Parkfield area of Taunton. The property is well located for local amenities and is offered to the market with no onward chain.

Tenure: Freehold / Energy Rating: TBC / Council Tax Band: F

23 Henley Road is offered to the market with no onward chain and offers spacious and characterful accommodation over two floors in the form of an entrance hall, sitting room, dining room, kitchen, rear lobby and separate cloakroom. On the first floor there are four good sized bedrooms and a family bathroom. Externally the property benefits from an integral garage and parking to the front. The rear of the property is hugely augmented by a very well planted and very sunny rear garden. The property could benefit from some internal upgrading, but nonetheless, presents a brilliant opportunity for a family to put their own stamp on their next home in a prime Taunton address.

NO ONWARD CHAIN  
CHARACTERFUL 1930'S DETACHED HOME  
FOUR BEDROOMS  
TWO RECEPTION ROOMS  
INTEGRAL GARAGE  
ATTRACTIVE REAR GARDENS  
SOUGHT AFTER LOCATION  
CLOSE TO MUSGROVE PARK HOSPITAL, CASTLE SCHOOL AND TAUNTON COLLEGE  
EARLY VIEWING IS ADVISED





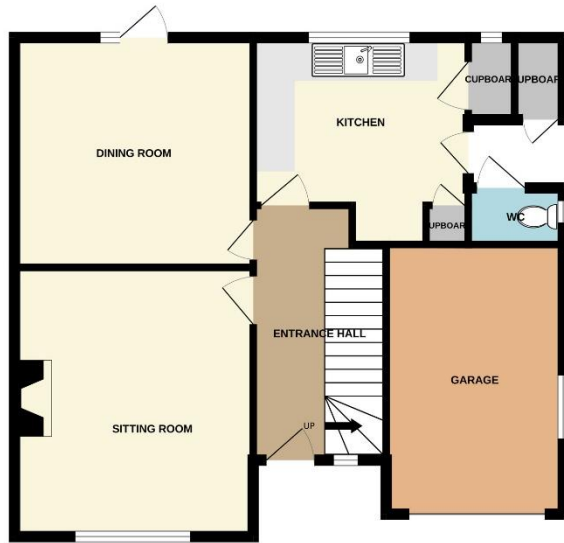


Entrance Hall	13' 2" x 7' 9" (4.01m x 2.36m)
Sitting Room	13' 9" x 12' 4" (4.19m x 3.76m) Fireplace.
Dining Room	12' 5" x 12' 0" (3.78m x 3.65m) Double doors out to the rear garden.
Kitchen	12' 0" x 8' 8" (3.65m x 2.64m) plus recess. Pantry cupboard and separate storage cupboard.
Rear Lobby	Gas boiler cupboard. Access to the rear garden and;
WC	
First Floor Landing	Under eaves cupboard. Airing cupboard.
Bedroom 1	13' 9" x 12' 5" (4.19m x 3.78m)
Bedroom 2	11' 9" x 10' 8" (3.58m x 3.25m)
Bedroom 3	11' 2" x 8' 1" (3.40m x 2.46m)
Bedroom 4	9' 3" x 8' 2" (2.82m x 2.49m) Plus a Dormer recess.
Bathroom	8' 2" x 7' 0" (2.49m x 2.13m) maximum.
Outside	To the front of the property is off street parking and a garden. Garage 15' 6" x 8' 10" (4.72m x 2.69m). To the rear is a very well planted and good sized garden benefitting from a good deal of sunlight and privacy.

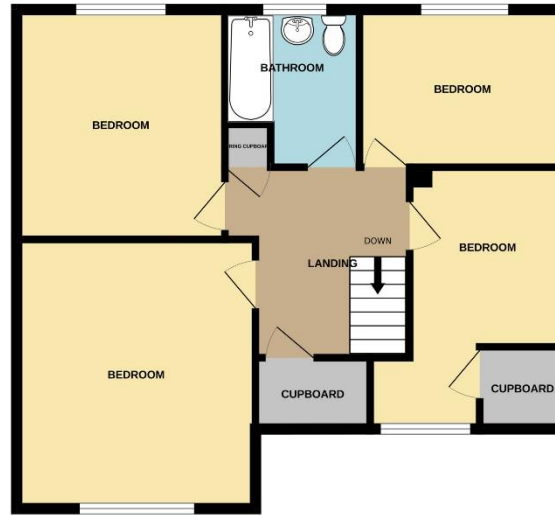




GROUND FLOOR  
681 sq.ft. (63.3 sq.m.) approx.



1ST FLOOR  
676 sq.ft. (62.8 sq.m.) approx.



TOTAL FLOOR AREA: 1357 sq.ft. (126.1 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 £30 + VAT (£36) **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.