



25 Wesley Close, Taunton TA1 4YA

£269,950

**GIBBINS RICHARDS**   
Making home moves happen



A delightfully located three bedroomed end terrace property forming part of a tranquil and secluded development in the popular Galmington area of Taunton. The property is offered with no ongoing chain and has been the subject of refurbishment/redecoration in recent months.

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

25 Wesley Close is accessed via a pathway from the front gate which leads across a very pretty and secluded front courtyard garden. This leads to the entrance hall. The entrance hall has access to the ground floor accommodation, which includes a ground floor cloakroom, fitted kitchen to the front and to the rear is an L-shaped sitting/dining area with replacement wooden flooring and large windows looking out to open green space. On the first floor there are three large bedrooms, the master having an en-suite shower room and there is also a family bathroom.

The entire first floor has exposed floor boards and some built-in wardrobes. The house benefits from a garage adjacent to the front gate in a nearby block and a parking space to the front. Wesley Close is a very sunny and private cul-de-sac development built by Wimpey Homes in the late 1980s and this property comes to the market for the first time since it was built. There is no onward chain and a viewing is highly recommended.

BEAUTIFULLY PRESENTED THREE BEDROOMED END OF TERRACE  
NO ONWARD CHAIN  
TRANQUIL COURTYARD DEVELOPMENT  
POPULAR GALMINGTON AREA  
CLOSE TO SCHOOLS AND MUSGROVE PARK HOSPITAL  
EXPOSED FLOORBOARDS TO THE FIRST FLOOR  
REPLACEMENT FLOORING TO THE GROUND FLOOR  
RECENTLY RE-DECORATED THROUGHOUT  
EN-SUITE SHOWER ROOM  
GROUND FLOOR CLOAKROOM  
GAS CENTRAL HEATING AND DOUBLE GLAZING  
LEVEL WALK TO LOCAL SHOPS



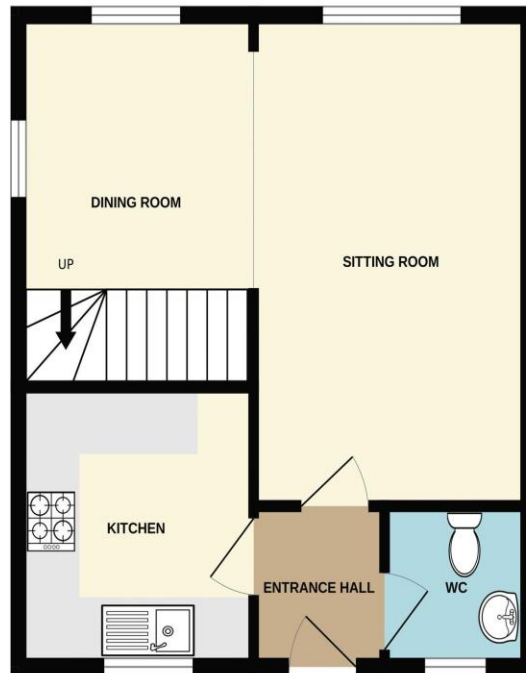




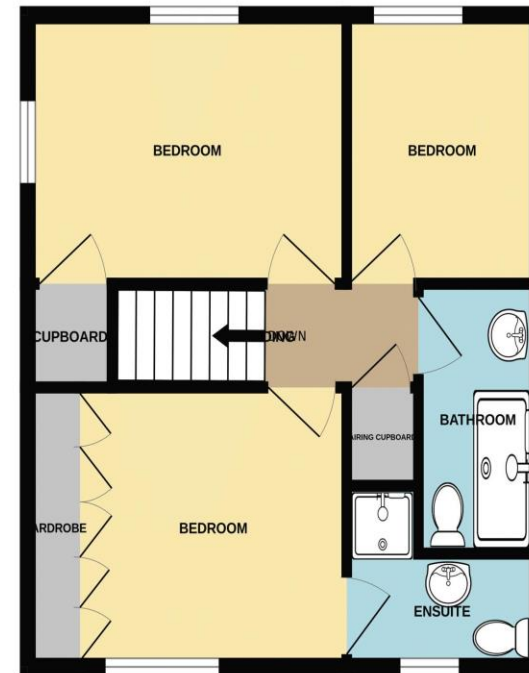
Entrance Hallway	
Cloakroom	
Kitchen	9' 1" x 8' 6" (2.77m x 2.59m)
Sitting Room	15' 9" x 10' 4" (4.80m x 3.15m) Opening to;
Dining Room	12' 2" x 8' 6" (3.71m x 2.59m) Stairs leading to the first floor.
First Floor Landing	
Bedroom 1	12' 2" x 9' 1" (3.71m x 2.77m) Access to;
En-suite	
Bedroom 2	11' 8" x 8' 7" (3.55m x 2.61m)
Bedroom 3	8' 7" x 7' 5" (2.61m x 2.26m)
Family Bathroom	
Outside	To the front of the property is a very mature and private courtyard garden which benefits from a great deal of natural sunlight. Garage in a nearby block across the path.



GROUND FLOOR



1ST FLOOR



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.



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