

49 Larkspur Close, Taunton TA1 3XA £460,000

GIBBINS RICHARDS A
Making home moves happen

This four bedroomed detached home is situated in a desirable cul-de-sac on the south eastern edge of Taunton. The well-maintained interior includes an entrance hall, cloakroom, sitting room, a ground-floor bedroom/reception room, and an open-plan kitchen/dining area that leads into a sunroom/playroom. Upstairs, you'll find four double bedrooms, an en-suite shower room, and a family bathroom. Outside, the property boasts a low-maintenance rear garden, a spacious driveway, and a fully insulated outbuilding.

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

Larkspur Close is located off Chestnut Drive in the sought after Dowsland area of Taunton. The property is situated within close distance of local amenities at Mountfields as well as primary and secondary schools. Taunton town centre has a large range of shopping and leisure facilities and is a short drive/bus ride away. Easy access is gained at junction 25 of the M5 motorway and Taunton itself has a mainline railway station.

DETACHED HOME
FOUR/FIVE BEDROOMS
UTILITY ROOM
TWO RECEPTION ROOMS
EN-SUITE SHOWER ROOM
FULLY INSULATED OUTBUILDING
AMPLE DRIVEWAY PARKING
LOW MAINTENANCE REAR GARDEN
CUL-DE-SAC POSITION











Entrance Hall Stairs to first floor.

Cloakroom 3' 1" x 5' 8" (0.94m x 1.73m)

Low level WC and wash hand basin.

Sitting Room 13' 2" x 9' 3" (4.01m x 2.82m) x 15' 4"

(4.67m) max.

Ground Floor Bedroom 11' 0" x 8' 6" (3.35m x 2.59m)

Kitchen 22' 8" x 13' 6" (6.90m x 4.11m) x 9' 0"

(2.74m)

Utility 7' 9" x 5' 7" (2.36m x 1.70m)

First Floor Landing Airing cupboard.

Bedroom 1 12' 4" x 10' 4" (3.76m x 3.15m)

Built-in wardrobes.

En-Suite Shower Room 8' 11" x 3' 8" (2.72m x 1.12m)

Bedroom 2 13' 1" x 9' 3" (3.98m x 2.82m)

Bedroom 3 9' 6" x 8' 9" (2.89m x 2.66m)

Bedroom 4 10' 3" x 7' 5" (3.12m x 2.26m)

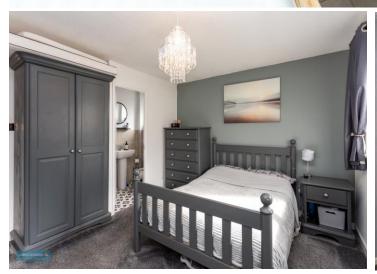
Storage cupboard.

Bathroom 6' 6" x 5' 4" (1.98m x 1.62m)

Outside Driveway parking for multiple vehicles. A

low maintenance rear garden with a fully insulated outbuilding with light and

power.







GROUND FLOOR 907 sq.ft. (84.2 sq.m.) approx. 1ST FLOOR 583 sq.ft. (54.2 sq.m.) approx. CABIN 181 sq.ft. (16.8 sq.m.) approx.











TOTAL FLOOR AREA: 1671 sq.ft. (155.3 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 little starposame acoust or exploration years and the plan of the property of the Made with Metropix ©2025

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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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.