



Kingfishers Bull Street, Creech St. Michael, Taunton TA3 5PW

£499,950

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A well-presented four-bedroom detached family home situated at the start of a quiet no-through road, enjoying a peaceful setting backing onto the River Tone. The spacious and versatile accommodation comprises an entrance hall, sitting room, dining room, kitchen, utility room, and cloakroom on the ground floor. Upstairs, there are four generously sized bedrooms, including a main bedroom with an en-suite shower room, as well as a separate family bathroom. Outside, the property boasts a west-facing rear garden, ample off-road parking, and a double garage. Available with no onward chain.

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

Kingfisher is a generously proportioned detached home offering flexible accommodation arranged over two floors. It is situated in the desirable village of Creech St. Michael, which benefits from a range of local amenities including a general store, pub, a church, doctor surgery, vets and convenient access to the Taunton and Bridgwater Canal. The property enjoys a peaceful setting at the beginning of a quiet no-through road, with grounds extending beyond the garden to reach the banks of the River Tone. The accommodation is heated via oil-fired central heating, complemented by a Calor Gas-fed fireplace in the sitting room.

DETACHED HOUSE
FOUR BEDROOMS
TWO RECEPTION ROOMS
CLOAKROOM AND UTILITY ROOM
EN-SUITE SHOWER ROOM
WEST FACING REAR GARDEN BACKING ONTO THE RIVER TONE
DOUBLE GARAGE
DRIVEWAY PARKING
SOUGHT AFTER VILLAGE LOCATION
NO ONWARD CHAIN





Entrance Hall	Stairs leading to the first floor.
Sitting Room	29' 0" x 12' 3" (8.83m x 3.73m) Door to the rear garden.
Dining Room	11' 0" x 9' 0" (3.35m x 2.74m)
Cloakroom	6' 3" x 2' 8" (1.90m x 0.81m)
Kitchen maximum.	10' 3" x 12' 1" (3.12m x 3.68m)
Utility Room	7' 1" x 5' 1" (2.16m x 1.55m)
First Floor Landing	Access to boarded loft space, with light, via ladder. Airing cupboard.
Bedroom 1	12' 4" x 11' 1" (3.76m x 3.38m) maximum.
En-suite	3' 9" x 7' 1" (1.14m x 2.16m)
Bedroom 2	12' 4" x 9' 5" (3.76m x 2.87m)
Bedroom 3	11' 1" x 10' 3" (3.38m x 3.12m)
Bedroom 4	9' 0" x 7' 8" (2.74m x 2.34m)
Bathroom	7' 1" x 6' 4" (2.16m x 1.93m)
Outside	Driveway parking and double garage. Private rear garden which backs onto the River Tone.





GROUND FLOOR
1014 sq.ft. (94.2 sq.m.) approx.

1ST FLOOR
665 sq.ft. (61.8 sq.m.) approx.



TOTAL FLOOR AREA: 1679 sq.ft. (156.0 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.

50 High Street, Taunton, Somerset TA1 3PR Tel: 01823 332828
Email: tn@gibbinsrichards.co.uk Web: www.gibbinsrichards.co.uk