



38 Woodrush Close, Taunton, TA1 3XB

£339,950

GIBBINS RICHARDS   
Making home moves happen

A three bedroomed detached home located in a cul-de-sac in the popular Dowsland Area of Taunton. The well presented accommodation consists of; entrance hall, cloakroom, kitchen/breakfast room, sitting room and dining room. To the first floor there are three double bedrooms, an en-suite shower room to the main bedroom and a separate family bathroom. externally the property benefits from driveway parking, a single garage and private west facing garden.

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

Woodrush Close is a cul-de-sac located in Dowsland, an established residential area on the south eastern outskirts of Taunton and just under two miles from the town centre. Local amenities include several shops, a veterinary practice at Shoreditch Road, Bishop Fox's secondary school, several primary schools and Richard Huish College. The accommodation is warmed by gas central heating and is complete with double glazing.

DETACHED HOME  
THREE DOUBLE BEDROOMS  
EXTENDED GROUND FLOOR ACCOMMODATION  
DOWNSTAIRS CLOAKROOM  
EN-SUITE SHOWER ROOM  
SINGLE GARAGE AND DRIVEWAY  
PRIVATE WEST FACING GARDEN  
EXTREMELY WELL PRESENTED  
CLOSE TO AMENITIES

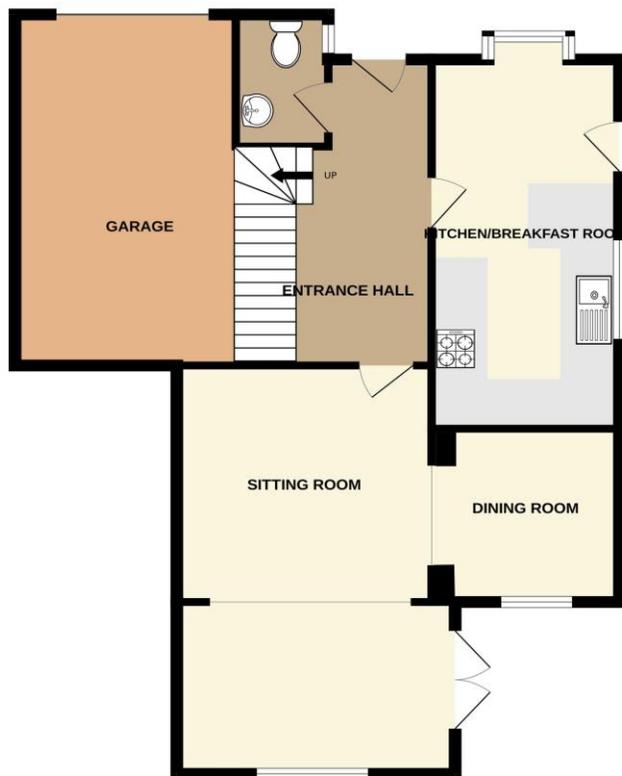




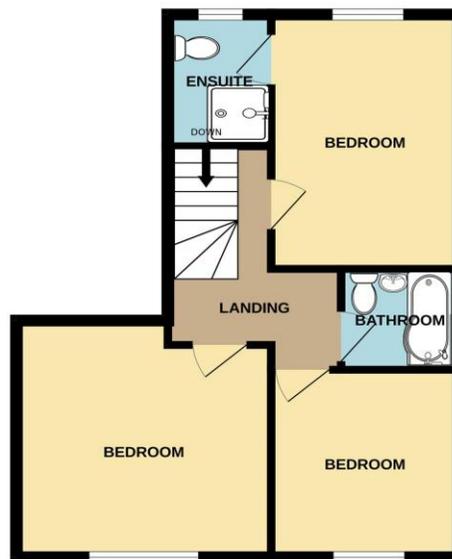
Entrance Hall	Stairs leading to first floor.
Kitchen/Breakfast Room	15' 5" x 8' 10" (4.70m x 2.69m) Door to outside. Cupboard housing boiler.
Cloakroom	6' 3" x 2' 6" (1.90m x 0.76m)
Sitting Room	20' 1" x 12' 7" (6.12m x 3.83m)
Dining Room	12' 0" x 9' 1" (3.65m x 2.77m)
First Floor Landing	
Bedroom 1	9' 8" x 9' 4" (2.94m x 2.84m)
En-suite Shower Room	6' 11" x 6' 1" (2.11m x 1.85m)
Bedroom 2	11' 6" x 10' 11" (3.50m x 3.32m) maximum.
Bedroom 3	10' 8" x 9' 2" (3.25m x 2.79m)
Bathroom	6' 5" x 5' 4" (1.95m x 1.62m)
Outside	West facing rear garden with side access. Single garage and driveway parking.



GROUND FLOOR  
822 sq.ft. (76.4 sq.m.) approx.



1ST FLOOR  
453 sq.ft. (42.1 sq.m.) approx.



TOTAL FLOOR AREA : 1275 sq.ft. (118.5 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.  
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.



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](mailto:tn@gibbinsrichards.co.uk) Web: [www.gibbinsrichards.co.uk](http://www.gibbinsrichards.co.uk)