



GIBBINS RICHARDS 
Making home moves happen

45 Tyne Park, Taunton TA1 2RP
£210,000

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A two bedroomed end of terraced home located in Blackbrook, a sought-after residential area on the eastern edge of Taunton. The accommodation consists of: sitting room, kitchen/diner, conservatory, two first floor bedrooms and bathroom. Externally the property benefits from a low maintenance rear garden and driveway parking.

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

This terrace home is an ideal option for investors or first-time buyers seeking a low-maintenance property. Situated in a quiet cul-de-sac off Redlake Drive in the sought-after Blackbrook area, it offers easy access to a variety of local amenities, including a leisure centre and shopping parade. For commuters, the property is perfectly located, with convenient access to the M5 at junction 25 and the nearby Hankridge Farm retail park.

END OF TERRACE HOME
TWO BEDROOMS
DRIVEWAY PARKING
LOW MAINTENANCE REAR GARDEN
QUIET CUL-DE-SAC POSITION
CLOSE TO AMENITIES
GAS CENTRAL HEATING
GREAT FIRST TIME BUY/INVESTMENT PROPERTY



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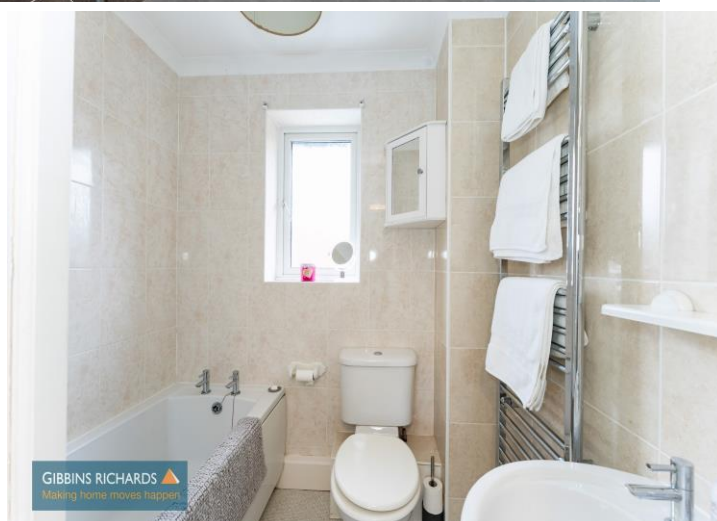
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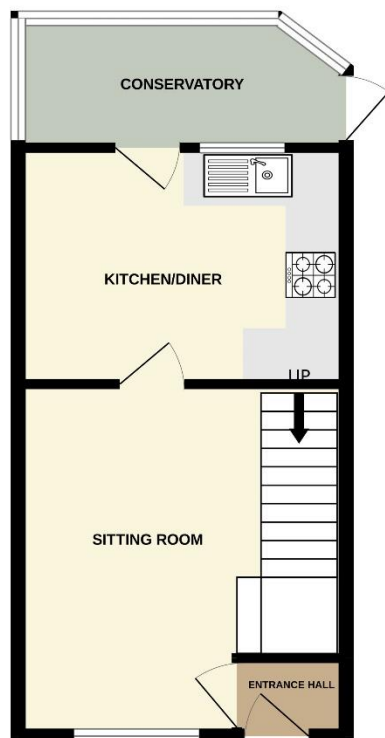
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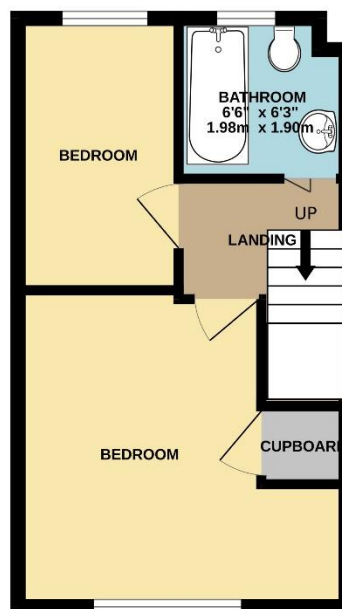
Sitting Room	13' 6" narrowing to 14' 4" x 9' 9" (4.11m x 2.97m)
Kitchen/Diner	12' 6" x 8' 5" (3.81m x 2.56m)
Conservatory	12' 9" x 5' 0" (3.88m x 1.53m)
First Floor Landing	
Bedroom 1	12' 7" narrowing to 11' 9" x 9' 4" (3.83m x 2.84m) Combination boiler in cupboard.
Bedroom 2	10' 2" x 6' 2" (3.10m x 1.88m)
Bathroom	6' 11" x 5' 5" (2.11m x 1.65m)
Outside	A low maintenance rear garden and driveway parking to the side of the property.



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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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.

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