



38 St. Patricks Road, Taunton TA2 7JG

Guide Price £250,000

**GIBBINS RICHARDS**   
Making home moves happen



An extended detached bungalow located in the northern part of Taunton offering spacious interior and good sized gardens. The property is offered to the market with no onward chain and an early viewing is highly recommended.

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

38 St Patricks Road is accessed through a front entrance porch, which has been a later extension to the original build. There is then an entrance hall, two bedrooms, bathroom, kitchen, sitting room and an extension to the rear which encompasses a further reception area and rear utility. The property is predominantly of Woolaway construction, which means that there sometimes can be reduced possibility of obtaining a mortgage. Please check with Gibbins Richards for more information. The bungalow is ideal for those seeking well priced and spacious living accommodation in a popular part of Taunton. There are front and rear gardens and could have further off street parking, subject to planning permissions, similar to other properties in the road.

DETACHED TWO BEDROOMED BUNGALOW  
EXTENDED TO FRONT AND REAR  
WOOLAWAY CONSTRUCTION (Please ask for more information)  
TWO RECEPTION AREAS  
UTILITY AND KITCHEN  
FRONT AND REAR GARDENS  
NO ONWARD CHAIN  
GAS CENTRAL HEATING  
DOUBLE GLAZING







Entrance Porch	8' 4" x 5' 3" (2.55m x 1.61m)
Entrance Hall	14' 1" x 5' 4" (4.30m x 1.62m)
Sitting Room	14' 2" x 12' 2" (4.32m x 3.72m)
Reception Room	14' 1" x 10' 10" (4.28m x 3.30m)
Kitchen	10' 4" x 9' 0" (3.14m x 2.74m)
Utility Room	9' 11" x 6' 4" (3.02m x 1.92m)
Bedroom 1	14' 2" x 9' 9" (4.32m x 2.98m)
Bedroom 2	13' 11" x 8' 7" (4.23m x 2.62m)
Shower Room	8' 10" x 5' 1" (2.70m x 1.56m)
Outside	The property is surrounded by it's own gardens and has the facility to create off street parking (subject to planning consents).





GROUND FLOOR  
882 sq.ft. (82.0 sq.m.) approx.



TOTAL FLOOR AREA : 882 sq.ft. (82.0 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.



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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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