



12 The Oaks, Taunton TA1 2QX
£375,000

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A well-presented four-bedroom detached home, tucked away in a quiet cul-de-sac in the sought-after area of Upper Holway. The accommodation is tastefully maintained and comprises an entrance hall with stairs to the first floor, a spacious sitting room leading into the dining area, a sunroom extension, kitchen, cloakroom, and a partially converted garage that provides a practical utility space. Upstairs, the property offers four bedrooms, including a principal bedroom with an en-suite shower room, along with a separate shower room. Outside, the home enjoys a low-maintenance rear garden, driveway parking, and access to half of the original garage space.

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

The Oaks is a small development of properties on the south side of the town centre. The property is within walking distance of local amenities, whilst the town centre itself provides a wealth of shopping and leisure facilities. For the commuter the M5 motorway at junction 25, together with Hankridge Farm retail park is easily accessible.

DETACHED HOME
FOUR BEDROOMS
SUNROOM EXTENSION
CLOAKROOM & UTILITY
EN-SUITE SHOWER ROOM
LOW MAINTENANCE REAR GARDEN
PARKING AND PARTIALLY CONVERTED GARAGE
QUIET CUL-DE-SAC POSITION
WELL PRESENTED THROUGHOUT





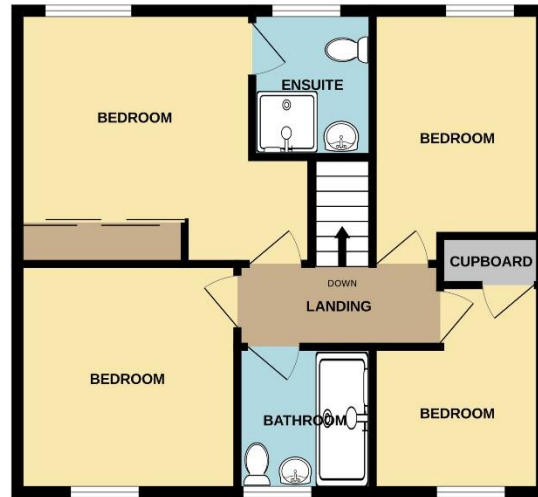
Entrance Hall	Stairs leading to the first floor.
Sitting Room	13' 8" x 13' 5" (4.16m x 4.09m)
Dining Room	10' 6" x 9' 9" (3.20m x 2.97m)
Conservatory	11' 4" x 9' 4" (3.45m x 2.84m) maximum.
Cloakroom	6' 7" x 3' 8" (2.01m x 1.12m)
Kitchen	11' 3" x 9' 8" (3.43m x 2.94m)
Utility Room	8' 7" x 8' 1" (2.61m x 2.46m) Containing the gas fired boiler.
First Floor Landing	
Bedroom 1	11' 3" x 10' 3" (3.43m x 3.12m) Built-in wardrobes.
En-suite	6' 8" x 6' 0" (2.03m x 1.83m)
Bedroom 2	11' 2" x 10' 6" (3.40m x 3.20m)
Bedroom 3	11' 0" x 8' 3" (3.35m x 2.51m)
Bedroom 4	10' 0" x 8' 4" (3.05m x 2.54m) maximum. Airing cupboard.
Shower Room	6' 5" x 6' 0" (1.95m x 1.83m)
Outside	The garage has been partially converted. Driveway parking. Low maintenance rear garden.



GROUND FLOOR
724 sq.ft. (67.3 sq.m.) approx.



1ST FLOOR
594 sq.ft. (55.2 sq.m.) approx.



TOTAL FLOOR AREA: 1318 sq.ft. (122.5 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.
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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.
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