



GIBBINS RICHARDS 
Making home moves happen

59 Fletcher Close, Taunton TA2 8SQ
£255,000

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This stunning home that boasts a stylish, newly fitted kitchen with a quartz worktop and splashback. The ground floor also features a sitting room with a bay window, a separate dining room, and a cloakroom. Upstairs, there are two generously-sized double bedrooms, a spacious single bedroom, and a recently installed shower room. The property has been meticulously maintained and showcases some lovely features, including walnut flooring throughout the sitting room, dining room, and kitchen, an electric wood burner-style fire in the sitting room, and thoughtfully designed touches in the kitchen.

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

Located in the popular northern part of Taunton, this home is just 2.5 miles from the town centre and offers easy access to the M5 and A38. Nearby, you'll find shops, a doctor's surgery, pharmacy, schools, parks, and a local pub. Outside, the property has a lovely rear garden with a garden room that has power and lighting. The garden backs onto woodland, offering privacy and a peaceful setting. The front garden is also attractive, with mature plants, conifers, wisteria, and gravelled areas for easy maintenance. There's a garage and off-road parking, plus plenty of on-street parking available. The rear garden is well-established, featuring a mix of plants, trees, a gravelled area, and outdoor power and water.

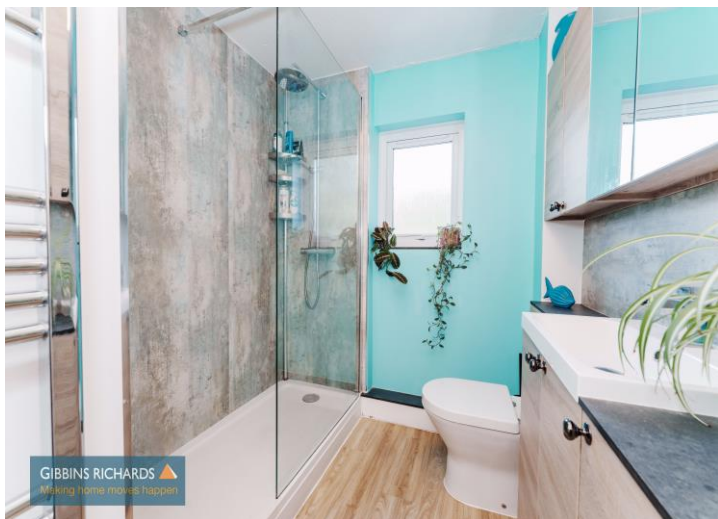
- TERRACED HOME
- THREE BEDROOMS
- NEWLY FITTED KITCHEN
- QUARTZ WORKTOP AND SPLASHBACK
- WALNUT FLOORING THROUGHOUT THE GROUND FLOOR
- OUTSIDE GARDEN ROOM
- ESTABLISHED GARDENS
- GAS CENTRAL HEATING
- SINGLE GARAGE WITH PARKING SPACE





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Entrance Hall	Leading to the stairs.
Cloakroom	
Sitting Room	29' 8" x 42' 9" (9.03m x 13.03m) Leading to the dining room.
Dining Room	26' 3" x 26' 7" (8.01m x 8.10m)
Kitchen	29' 8" x 26' 4" (9.03m x 8.02m) Door to the garden.
First Floor Landing	With storage cupboard.
Bedroom 1	36' 4" x 32' 10" (11.08m x 10m)
Bedroom 2	39' 5" x 26' 6" (12.02m x 8.08m)
Bedroom 3	29' 8" x 19' 8" (9.04m x 6m)
Bathroom	19' 8" x 23' 3" (6m x 7.09m)
Outside	A front garden with conifers, wisteria and gravelled area. To the rear is a well-established garden with a multitude of plants, trees with gravelled area and a garden room with power and light.



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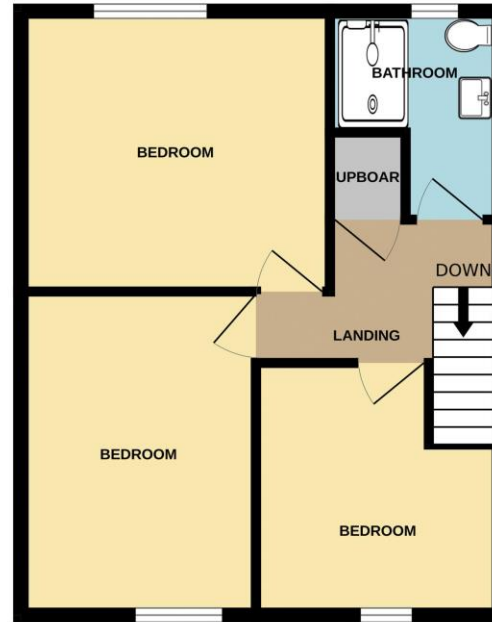


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GROUND FLOOR



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.



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.