



GIBBINS RICHARDS 
Making home moves happen

26 Wellington New Road, Taunton TA1 5NF
£495,000

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A three bedroom detached home situated in the sought-after residential area of Galmington. This spacious property offers well-proportioned accommodation comprising an entrance porch, hallway, generous sitting room, open-plan kitchen/dining room, conservatory, utility room, three bedrooms including a main bedroom with en-suite bathroom and a separate shower room. Externally, the home is set back from the road behind wooden gates, with a private driveway leading to a double garage. The property also enjoys wraparound gardens featuring mature shrubs, offering a high degree of privacy. Offered to the market with no onward chain.

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

This three-bedroom detached bungalow is set well back from the road, enjoying a generous frontage and a private rear garden. Ideally located for convenience, the property offers easy access to Musgrove Park Hospital, Somerset College, and Castle School, with Taunton town centre and its wide range of amenities just over a mile away. The accommodation is warmed by gas central heating and benefits from double glazing.

DETACHED BUNGALOW
THREE BEDROOMS
EN-SUITE BATHROOM
DOUBLE GARAGE
AMPLE DRIVEWAY PARKING
FRONT AND REAR GARDENS
CASTLE SCHOOL CATCHMENT
CLOSE TO A RANGE OF AMENITIES
NO ONWARD CHAIN



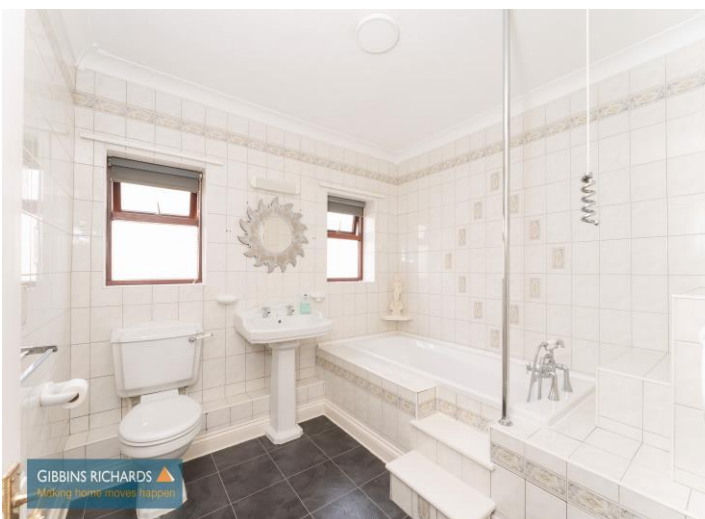


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Entrance Porch	9' 7" x 9' 0" (2.92m x 2.74m)
Entrance Hall	23' 11" x 14' 10" (7.28m x 4.53m)
Sitting Room	23' 8" x 14' 0" (7.21m x 4.26m)
Kitchen	13' 11" x 9' 11" (4.24m x 3.02m) Leading to:
Dining Room	12' 3" x 9' 10" (3.73m x 2.99m)
Conservatory	10' 2" x 5' 6" (3.10m x 1.67m)
Bedroom 1	12' 5" x 11' 0" (3.78m x 3.35m) Plus wardrobes.
En-suite Bathroom	8' 8" x 7' 10" (2.64m x 2.39m)
Bedroom 2	15' 10" x 10' 10" (4.82m x 3.30m)
Bedroom 3	10' 5" x 8' 10" (3.17m x 2.69m) Plus 7' 10" x 5' 5" (2.39m x 1.65m).
Shower Room	9' 9" x 6' 8" (2.97m x 2.03m)
Utility Room	9' 7" x 5' 6" (2.91m x 1.67m)
Outside	Private front and rear gardens. Ample driveway parking and a double garage behind secure wooden gates.



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GROUND 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.

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