



42 Buckland Road, Taunton TA2 8EP  
£240,000

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A well presented family home that has been lovingly renovated throughout in recent years. The property comprises; entrance hall, sitting room, open plan kitchen/diner stretching across the rear of the property, and to the first floor, are three good sized bedrooms and a family bathroom.

The property benefits from an enclosed rear garden with storage shed with light and power and a front garden with potential to create off road parking (subject to consents). Energy rating: D-66

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

Buckland Road is situated in the ever popular north Taunton area with a range of great local primary and secondary schools close by, as well as a shopping parade, doctors surgery and pharmacy, public house and church. Junction 25 of the M5 motorway is easily accessible and Taunton town centre is approximately two miles distant. The property benefits from recent double glazing , new gas central heating and boiler, refitted kitchen and bathroom. Outside is an enclosed rear garden laid to lawn with an outside store with light and power.

TERRACED HOME  
THREE BEDROOMS  
OPEN PLAN KITCHEN/DINER  
OUTSIDE STORE WITH POWER AND LIGHT  
GAS CENTRAL HEATING  
ADDITIONAL INSULATION TO THE LOFT  
RECENTLY RENOVATED THROUGHOUT  
CLOSE TO LOCAL AMENITIES







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#### Entrance Hall

Sitting Room 13' 2" x 12' 6" (4.01m x 3.82m)

Kitchen/Diner 18' 9" x 9' 9" (5.72m x 2.98m) Free standing Range style cooker and dishwasher.

First Floor Landing Access to boarded loft space via loft ladder.

Bedroom 1 12' 10" x 11' 4" (3.90m x 3.45m) Built-in wardrobes.

Bedroom 2 13' 11" x 9' 6" (4.24m x 2.90m)

Bedroom 3 9' 4" x 6' 7" (2.85m x 2.00m) Storage cupboard.

Bathroom 7' 9" x 5' 9" (2.37m x 1.74m)

#### Outside

To the front of the property is a garden with the potential to create off road parking (subject to consents). Enclosed rear garden with storage shed 9' 11" x 4' 11" (3.02m x 1.50m) with light and power.

#### Agents Note

We believe this property to be Laing Easiform construction. Contact the office for more information.



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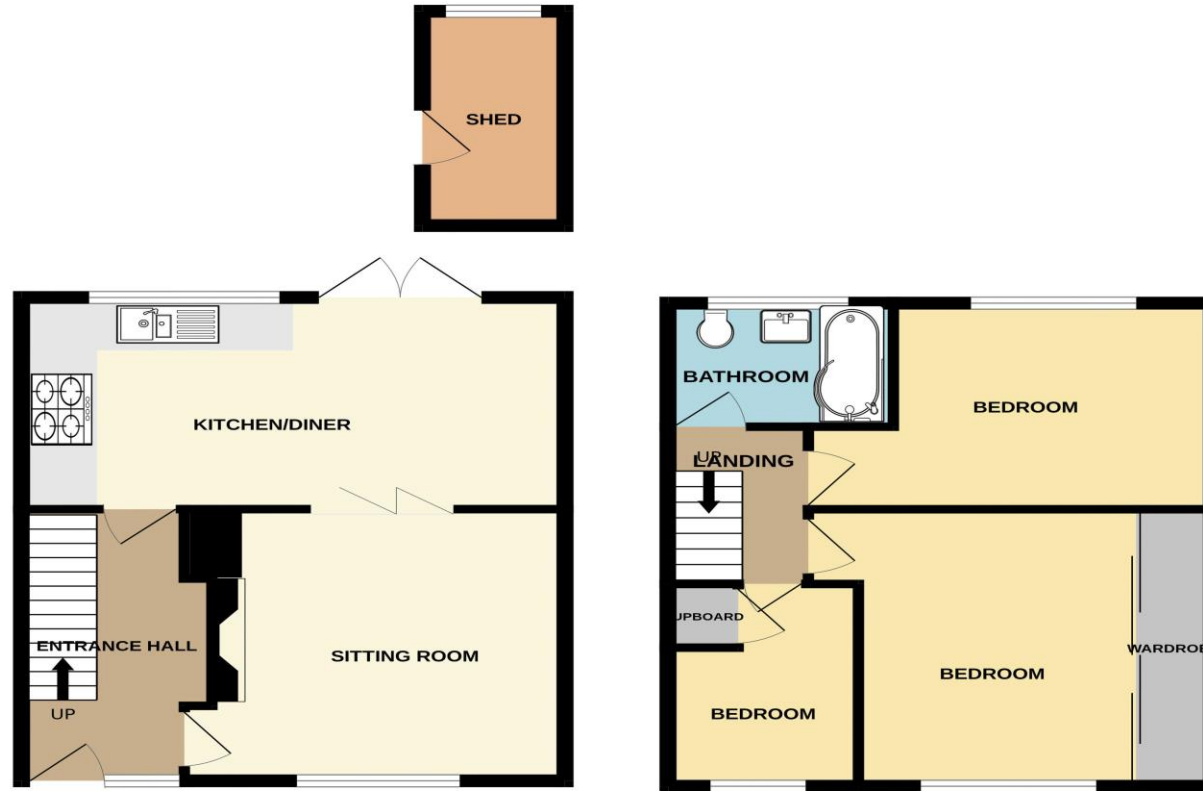
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GROUND FLOOR

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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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.  
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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.

**50 High Street, Taunton, Somerset TA1 3PR Tel: 01823 332828**  
**Email: [tn@gibbinsrichards.co.uk](mailto:tn@gibbinsrichards.co.uk) Web: [www.gibbinsrichards.co.uk](http://www.gibbinsrichards.co.uk)**