



GIBBINS RICHARDS 
Making home moves happen

5 Francis Close, Creech Heathfield, Taunton TA3 5EL
Auction Guide Price £180,000 - £200,000

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FOR SALE BY PUBLIC AUCTION ON THURSDAY 18th SEPTEMBER. Auction Guide Price £180,000 - £200,000. A detached bungalow on a good sized plot in the popular village of Creech Heathfield, to the east of Taunton. The property is offered with no onward chain and has been extended in various parts. There is scope for further improvement and/or re-modelling. Due to some historical movement being evident and also the installation (and removal of) spray foam in the attic, the property does need some upgrading and/or remodelling. Please visit <https://www.networkauctions.co.uk> for more information.

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

5 Francis Close sits at the end of a small cul-de-sac in the popular hamlet of Creech Heathfield, close to Creech St Michael and Ruishton on the eastern side of the M5 motorway near Taunton. The property offers excellent access to the A358 and M5, but also sits in a quiet spot, where one can enjoy a tranquil existence. The property is in need of some upgrading and possibly re-modelling due to its structure, but nonetheless, sits on a good sized plot and presents itself as an excellent project for an end user or an investor. The front door is approached via the front garden with a parking space being created to the right, this leads into the entrance hall which has access to the loft space. In a clockwise order, there is a bathroom, kitchen, rear porch, sitting room (which is in two parts), additional dining room to the rear, main bedroom, single bedroom and then a second double bedroom. The loft is accessible via a pull down ladder and has been partially converted into two separate spaces.

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DETACHED THREE BEDROOMED BUNGALOW

THREE RECEPTION ROOMS

SCOPE FOR FURTHER IMPROVEMENT / REMODELLING

LARGE SIZED PLOT

GARAGE / PARKING / LARGE GARDENS

CUL-DE-SAC POSITION

Please visit <https://www.networkauctions.co.uk> for more information.





Entrance Hall

Bathroom 8' 8" x 5' 3" (2.64m x 1.60m)

Kitchen 12' 2" x 8' 8" (3.71m x 2.64m)

Rear Porch

Sitting Room 23' 6" x 12' 7" (7.16m x 3.83m) widening to 15' 8" Fireplace and two sets of double doors to the rear garden.

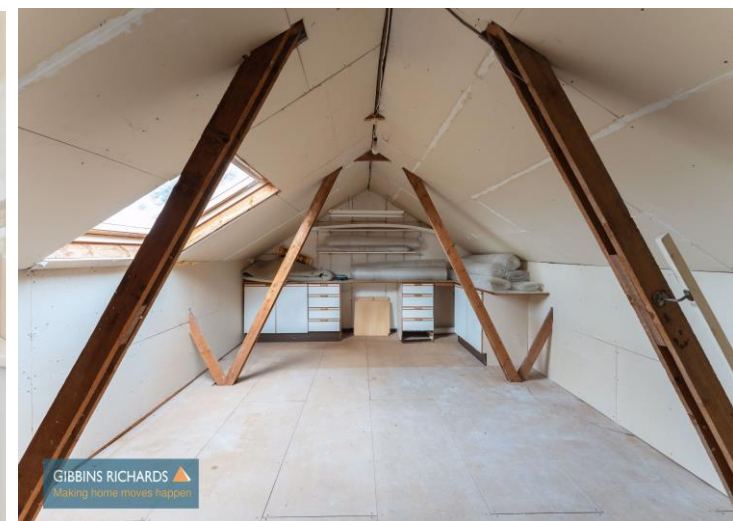
Dining Room 11' 4" x 10' 9" (3.45m x 3.27m) Double doors to the rear garden.

Bedroom 1 12' 5" x 11' 9" (3.78m x 3.58m) Including built-in wardrobes.

Bedroom 2 12' 5" x 8' 9" (3.78m x 2.66m)

Bedroom 3 9' 2" x 6' 5" (2.79m x 1.95m)

Outside Long driveway with parking for 2/3 cars in front of a detached single garage with metal up and over door and pedestrian door into the garden. Good sized timber built workshop in two parts, which makes ideal further storage or as a hobbies area. The whole plot is of a good size and the garden backs onto open fields.



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 errors, 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.
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