



GIBBINS RICHARDS
Making home moves happen

53 Queensway, Taunton TA1 4LD

£225,000

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Located in the desirable residential area of Galmington, this two-bedroom staggered terraced home is offered to the market with no onward chain. The accommodation consists of an entrance porch, a spacious sitting room, and a kitchen/dining room leading into a conservatory. Upstairs, the property features two bedrooms and a family bathroom. Outside, the home benefits from a private, low-maintenance rear garden with rear access, a brick-built storage shed, and a garage situated in a nearby block.

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

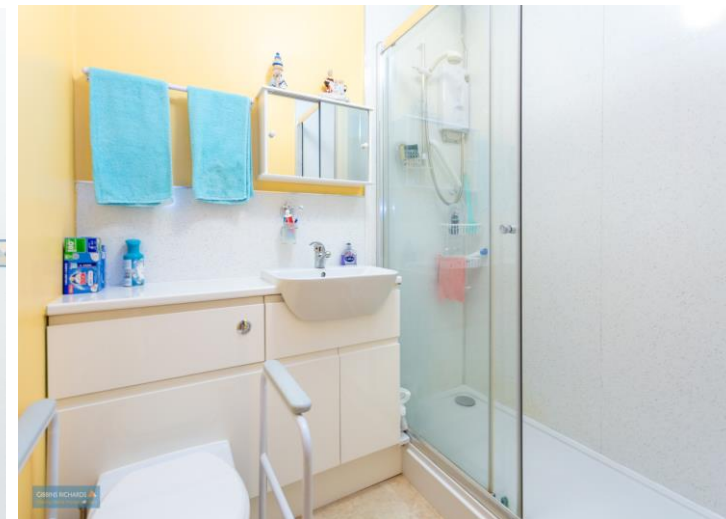
Located in Galmington, on the south side of Taunton, this property enjoys a convenient location within walking distance of Musgrove Park Hospital. It's also located within the catchment area for highly regarded primary and secondary schools. The town centre lies just around one and a half miles away. The home features gas central heating and benefits from double-glazed windows throughout.

STAGGERED TERRACED HOME
TWO BEDROOMS
LOW MAINTENANCE REAR GARDEN
SINGLE GARAGE IN A NEARBY BLOCK
SOUGHT-AFTER RESIDENTIAL AREA
CLOSE TO A RANGE OF AMENITIES
GAS CENTRAL HEATING
NO ONWARD CHAIN

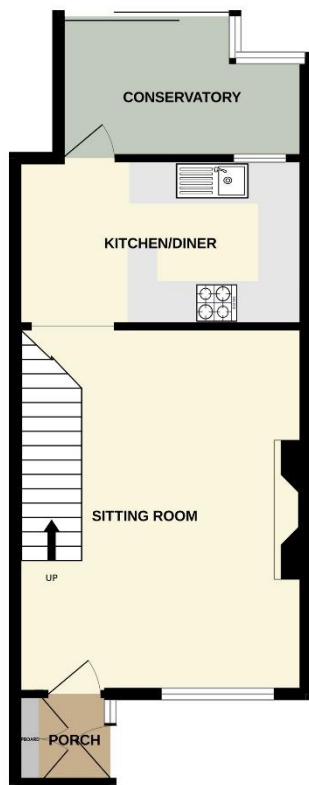




Entrance Porch	4' 4" x 3' 5" (1.31m x 1.04m)
Sitting Room	17' 7" x 13' 11" (5.35m x 4.23m) Stairs to first floor.
Kitchen/Diner	13' 11" x 8' 0" (4.23m x 2.45m)
Conservatory	11' 10" x 6' 9" (3.60m x 2.07m)
First Floor Landing	9' 9" x 6' 4" (2.96m x 1.93m) Airing cupboard.
Bedroom 1	13' 11" x 10' 6" (4.23m x 3.19m)
Bedroom 2	13' 11" x 8' 9" (4.23m x 2.67m)
Shower Room	7' 7" x 6' 4" (2.30m x 1.94m)
Outside	Private low-maintenance rear garden with rear access, a brick-built storage shed 8' 10" x 4' 10" (2.68m x 1.47m) and a garage situated in a nearby block.



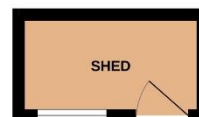
GROUND FLOOR
440 sq.ft. (40.9 sq.m.) approx.



1ST FLOOR
355 sq.ft. (33.0 sq.m.) approx.



OUTHOUSE
42 sq.ft. (3.9 sq.m.) approx.



TOTAL FLOOR AREA : 838 sq.ft. (77.8 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.



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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