



GIBBINS RICHARDS 
Making home moves happen

7 Lyngford Road, Taunton TA2 7EE
£265,000

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A wonderful opportunity to acquire a refurbishment project in a popular part of town, located close to the shops and railway station. The 1930's semi detached house has much to offer including; front and rear gardens, parking, garage, large hard standing at the rear and an extended interior.

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

7 Lyngford Road is a 1930's semi detached house which is in need of some refurbishment throughout. It presents itself as excellent project opportunity and offers an entrance hall, ground floor cloakroom, two part reception room, extended kitchen/breakfast room to the ground floor and on the first floor are three bedrooms and a family bathroom. The property is further enhanced by driveway parking to the front, with a front garden and then a good sized enclosed west facing rear garden with access to a garage. Whilst the property could benefit from some internal refurbishment, it is an ideal opportunity for first time buyers and 'project lovers' to acquire a really substantial property in a popular residential area.

THREE BEDROOMED SEMI DETACHED 1930'S HOME
IN NEED OF SOME REFURBISHMENT
TWO RECEPTION AREAS
KITCHEN/BREAKFAST ROOM
FRONT AND REAR GARDENS
OFF STREET PARKING
GARAGE AND LARGE HARD STANDING
GAS CENTRAL HEATING
CLOSE TO LOCAL AMENITIES





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Entrance Hall

Cloakroom

Sitting Room 10' 4" x 10' 4" (3.15m x 3.14m) Open plan to;

Dining Room 11' 3" x 10' 4" (3.42m x 3.15m)

Breakfast Room 10' 0" x 6' 2" (3.04m x 1.87m) Open plan to;

Kitchen 15' 9" x 6' 11" (4.81m x 2.11m)

First Floor Landing

Bedroom 1 12' 6" x 10' 3" (3.80m x 3.13m)

Bedroom 2 11' 4" x 8' 11" (3.46m x 2.72m) With a boiler and fitted wardrobes.

Bedroom 3 8' 2" x 7' 1" (2.50m x 2.17m)

Bathroom 5' 8" x 5' 7" (1.73m x 1.70m)

Outside The property has a front garden and side driveway parking for two cars, whilst to the rear is an enclosed rear garden, which is predominately west facing. Pedestrian access at the rear of the garden leads to a garage, workshop and large hard standing.



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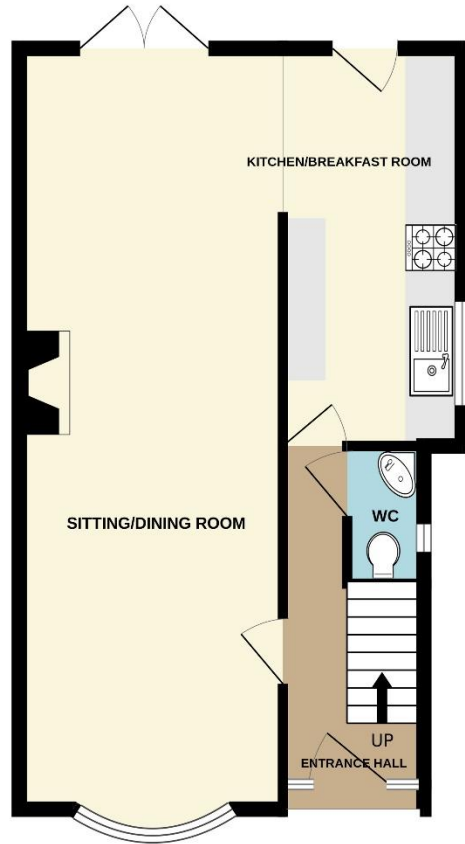


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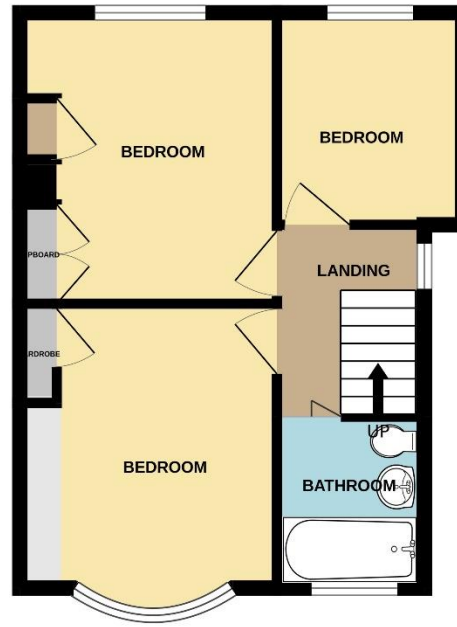


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GROUND FLOOR



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.

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