



8 Larch Close, Taunton TA1 2SF

£285,000

**GIBBINS RICHARDS**   
Making home moves happen



A spacious four bedroomed semi detached home situated in a quiet cul-de-sac. The ground floor offers an entrance hall, sitting room leading to the dining area, kitchen, ground floor shower room and a utility room. To the first floor are four bedrooms and a family bathroom. Outside the property features driveway parking, single garage and an enclosed rear garden. Offered with no onward chain.

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

This semi detached home enjoys a desirable position at the end of a cul-de-sac featuring a west facing rear garden, ideal for the afternoon sun. The property is heated via gas central heating and benefits from a newly installed double glazing to the rear. Located on Larch Close, a cul-de-sac off of Poplar Road, within the Holway area. The home is conveniently close to local amenities and offers easy access to the M5 motorway at junction 25.

SEMI DETACHED HOME  
EXTENDED ACCOMMODATION  
FOUR BEDROOMS  
TWO RECEPTION ROOMS  
GROUNDFLOOR SHOWER ROOM  
FIRST FLOOR BATHROOM  
SINGLE GARAGE AND PARKING  
GAS CENTRAL HEATING  
WEST FACING REAR GARDEN  
NO ONWARD CHAIN





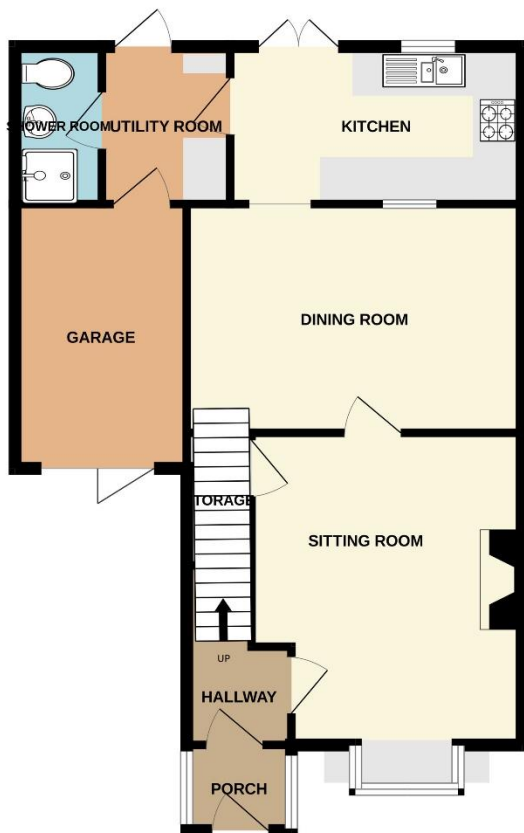


Entrance Porch	4' 10" x 3' 11" (1.47m x 1.20m)
Hall	8' 3" x 4' 10" (2.52m x 1.47m)
Sitting Room	14' 5" x 12' 5" (4.39m x 3.78m)
Dining Room	15' 6" x 10' 5" (4.72m x 3.17m)
Kitchen	13' 5" x 7' 1" (4.09m x 2.16m)
Utility Room	7' 2" x 6' 0" (2.18m x 1.83m)
Shower Room	23' 8" x 7' 3" (7.22m x 2.21m)
First Floor Landing	Access to loft space. Airing cupboard.
Bedroom 1	13' 10" x 9' 5" (4.21m x 2.87m)
Bedroom 2	11' 4" x 8' 6" (3.45m x 2.59m)
Bedroom 3	12' 2" x 7' 10" (3.71m x 2.39m)
Bedroom 4	8' 5" x 6' 9" (2.56m x 2.06m)
Bathroom	6' 7" x 5' 6" (2.01m x 1.68m)
Outside	Driveway parking, single garage. West facing rear garden.

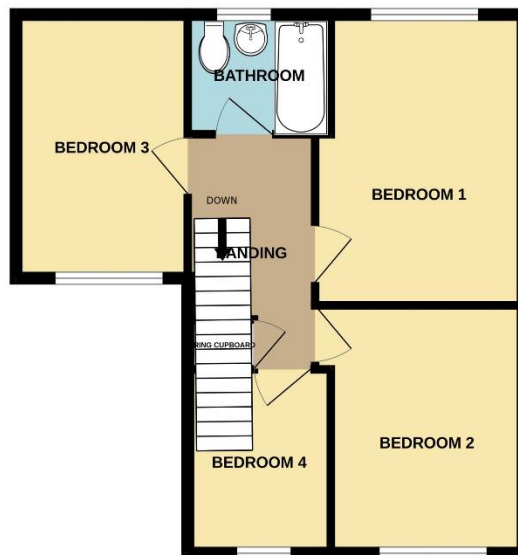




GROUND FLOOR  
671 sq.ft. (62.4 sq.m.) approx.



1ST FLOOR  
479 sq.ft. (44.5 sq.m.) approx.



TOTAL FLOOR AREA : 1151 sq.ft. (106.9 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.  
Made with Metropix ©2025

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.

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)