



GIBBINS RICHARDS  
Making home moves happen

**38 Rossiter Road, Cheddon Fitzpaine, Taunton TA2 8SN**  
**£310,000**

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This modern three bedroomed semi-detached home is situated on a sought-after development on the northern edge of Taunton and was built in 2022 by the reputable David Wilson Homes. The property is well presented throughout and benefits from the remainder of its NHBC warranty, landscaped rear garden, and allocated parking. Energy rating: 84-B

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

The accommodation briefly comprises an entrance hall with cloakroom, a contemporary kitchen/dining room, and a sitting room with direct access to the rear garden. On the first floor are three bedrooms, including a principal bedroom with en-suite shower room, along with a family bathroom. Outside, the landscaped rear garden features a useful covered area, ideal for sheltered seating. Rossiter Road lies within the parish of Cheddon Fitzpaine, offering convenient access to a local primary school and excellent transport links. Taunton town centre is approximately two miles away, providing an extensive range of shopping, leisure, and cultural amenities, while the M5 motorway and mainline railway station are both within easy reach for commuters.

Approximately 855 sq. ft.  
Semi-detached home  
Three bedrooms  
Downstairs cloakroom  
En-suite shower room  
Well-presented accommodation  
Constructed by David Wilson Homes in 2022  
Sought-after modern development  
Allocated parking





Entrance Hallway

Cloakroom

Kitchen/Diner 11' 7" x 18' 8" max (3.53m x 5.69m max)

Sitting room 11' 1" max x 14' 6" (3.38m max x 4.42m max)  
Doors leading to the garden.

First Floor Landing

Bedroom 1 10' 1" x 10' 8" (3.08m x 3.24m)  
Built in wardrobes.

En-suite shower room 7' 2" max x 4' 6" max (2.19m max x 1.38m max)

Bedroom 2 11' 7" x 8' 3" (3.54m x 2.51m)

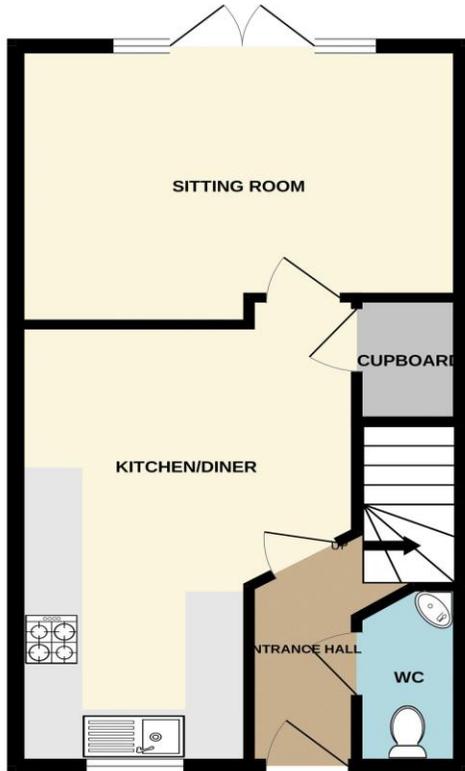
Bedroom 3 10' 7" narrowing to 8' 3" x 6' 11" max  
(3.23m narrowing to 2.51m x 2.11m max)

Family Bathroom 8' 3" narrowing to 5' 7" x 6' 0" max  
(2.51m narrowing to 1.69m x 1.82m max)

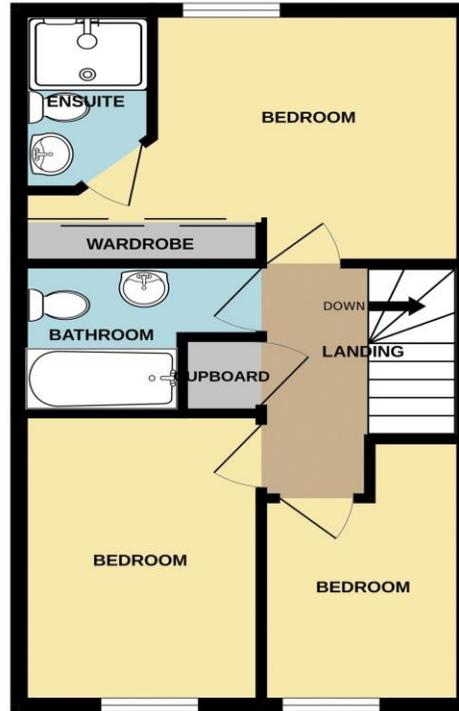
Outside A landscaped rear garden with a patio and allocated parking.



GROUND FLOOR  
435 sq.ft. (40.4 sq.m.) approx.



1ST FLOOR  
420 sq.ft. (39.0 sq.m.) approx.



TOTAL FLOOR AREA: 855 sq.ft. (79.4 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 £40 + VAT (£48) 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.

