



GIBBINS RICHARDS
Making home moves happen

4 Worcester Road, Taunton TA4 1FJ

£310,000

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- Semi Detached Home - 3 Good sized bedrooms - Parking for 2 Cars -

A beautifully presented three-bedroom semi-detached Taylor Wimpey home, thoughtfully upgraded and located within the popular Rumwell development, falling within the sought-after Castle School catchment area. Energy Rating B - 84

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

The ground floor offers a bright and welcoming entrance hall, leading through to a spacious living room with doors opening onto the garden. This is complemented by an upgraded kitchen and a convenient downstairs cloakroom. Upstairs, the property comprises three well-proportioned bedrooms, including a generous principal bedroom, alongside a modern family bathroom. Externally, the home benefits from a well-maintained, level garden that enjoys a high degree of privacy. To the front, the home benefits from driveway parking for two cars. Lovingly maintained by the current owner, the property has been enhanced with additional premium upgrades including integrated fridge/freezer, dishwasher and washer/dryer and totalling approximately £19,000 at the time of purchase from Taylor Wimpey. A rare opportunity within the development — stylish, versatile, and ideally positioned. Early viewings are encouraged!

Approximately 85.6 sq m/ 922 sq ft
Three Bedroom Semi detached
Gas central heating
Popular Taylor Wimpey development
Parking for two cars
Beautifully presented throughout, with superb upgrades
Castle School Catchment
Move-in ready

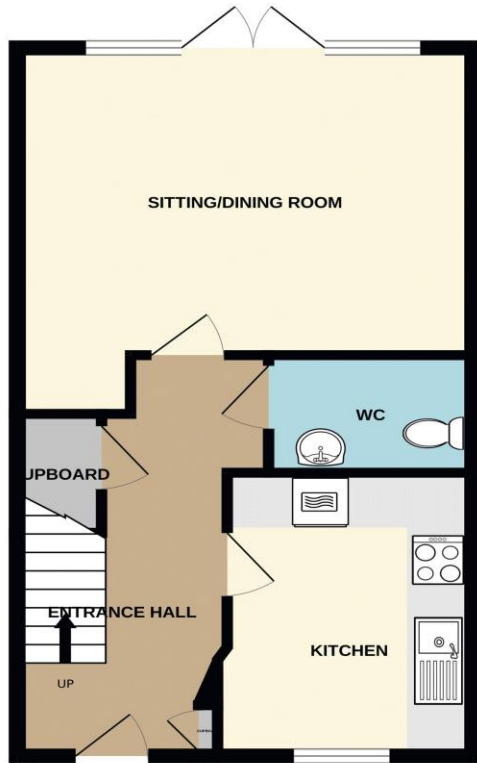




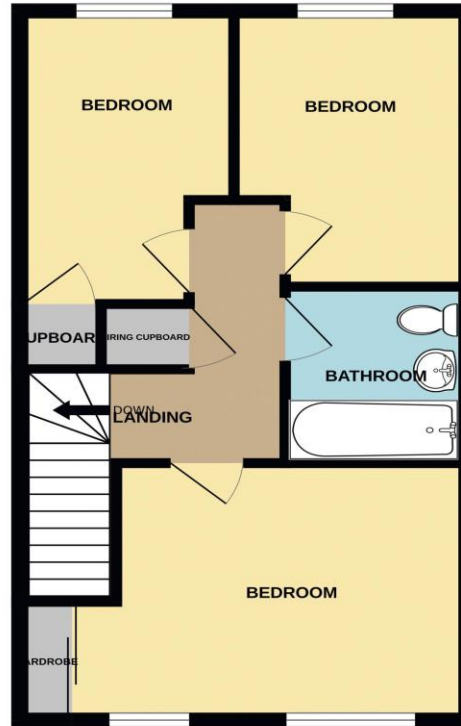
Kitchen	8' 5" x 11' 3" (2.57m x 3.43m)
Downstairs Cloakroom	
Sitting / Dining Room	15' 8" x 12' 2" (4.77m x 3.72m)
First Floor Landing	
Bedroom 1	12' 1" x 10' 2" (3.69m x 3.11m)
Bedroom 2	7' 4" x 11' 8" (2.24m x 3.55m)
Bedroom 3	8' 0" x 11' 0" (2.44m x 3.35m)
Family Bathroom	9' 3" x 7' 10" (2.82m x 2.39m)
Outside	Rear garden at ground level Driveway parking to the front for two vehicles
Agents Notes	Currently, there are no estate management charges payable; however, this may be subject to change as the property forms part of a new build development that is still ongoing.



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 £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.

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