



44 Wilfred Road, Taunton TA1 1TB

£260,000

GIBBINS RICHARDS   
Making home moves happen

**\*Cul-de-sac position \*West facing rear garden \*No onward chain \***

**A well-presented three bedroomed end-of-terrace home, conveniently located close to the town centre.**

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

**Built in 2015, this property forms part of a small, modern cul-de-sac development. The accommodation includes a downstairs cloakroom, a sitting room, and a kitchen/dining room with doors opening onto the rear garden. Upstairs, there are three bedrooms and a family bathroom. Externally, the home benefits from a larger-than-average west-facing rear garden and parking to the front for one car. Further features include gas central heating via a combination boiler and double glazing throughout.**

75.4 Approximate square meters  
No onward chain  
Three bedroomed end of terrace  
West facing rear garden  
Cul-de-sac position  
Gas Central Heating  
Perfect First time buyer or Investor property  
Parking for one car

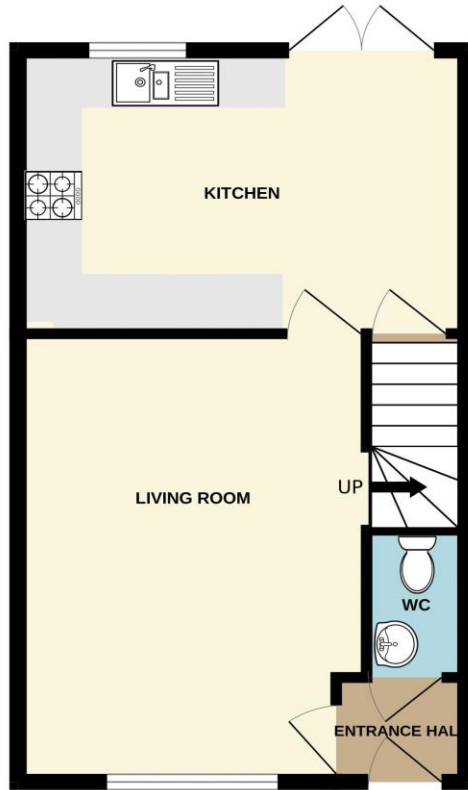




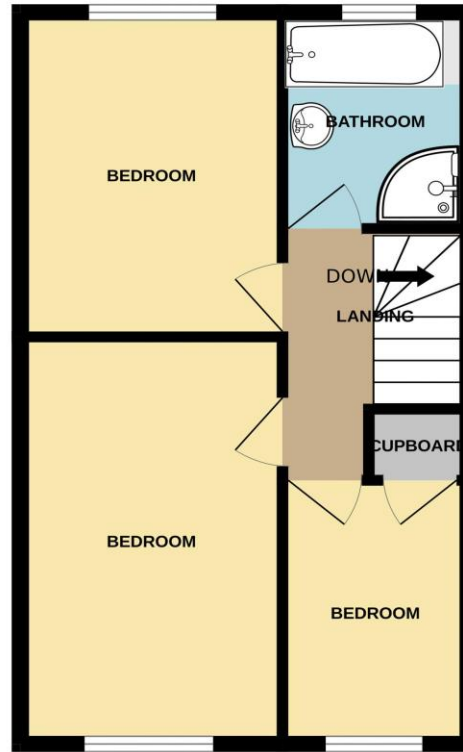
Cloakroom	5' 3" x 3' 4" (1.60m x 1.02m)
Kitchen	15' 4" x 10' 3" (4.67m x 3.12m)
Sitting Room	16' 3" x 11' 6" (4.95m x 3.50m)
Bedroom 1	14' 9" x 8' 8" (4.49m x 2.64m)
Bedroom 2	11' 8" x 8' 8" (3.55m x 2.64m)
Bedroom 3	9' 5" x 6' 2" (2.87m x 1.88m)
Family Bathroom	7' 7" x 6' 2" (2.31m x 1.88m)
Outside	The property also offers a single parking space to the front, along with a west-facing garden to the rear.



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.



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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.

50 High Street, Taunton, Somerset TA1 3PR Tel: 01823 332828  
Email: tn@gibbinsrichards.co.uk Web: www.gibbinsrichards.co.uk