



GIBBINS RICHARDS 
Making home moves happen

86 Upper Holway Road, Taunton TA1 2HE
£245,000

GIBBINS RICHARDS 
Making home moves happen

Three bedrooms * Well presented throughout * Fully enclosed rear garden *

A three bedroomed ex-local authority home, conveniently located close to a range of local amenities. The property offers well-presented and generously proportioned accommodation, comprising an entrance hall, utility/cloakroom, kitchen, and a sitting/dining room on the ground floor. Upstairs, there are three bedrooms and a family bathroom.

Externally, the home benefits from a generous south-west facing garden, and a large residents parking area. Ideally positioned, the property is within easy reach of a local shop, pharmacy, and medical centre, and is approximately one and a half miles east of the town centre. Additional features include gas central heating and double glazing throughout.

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

Total floor area - 912 sq.ft (84.7 sq.m) approx.

Mid-terrace home

Three bedrooms

Utility room/cloakroom

Gas central heating

Conveniently placed for a range of amenities

South-west facing rear garden

Well-presented accommodation

Large residents parking area



GIBBINS RICHARDS
Making home moves happen



GIBBINS RICHARDS
Making home moves happen



GIBBINS RICHARDS
Making home moves happen



GIBBINS RICHARDS
Making home moves happen



GIBBINS RICHARDS 
 Making home moves happen

Entrance Hall	Stairs to first floor.
Sitting/Dining Room	21' 6" x 11' 3" (6.55m x 3.43m) Front and rear aspect windows. Door to rear garden.
Kitchen	9' 8" x 9' 6" (2.94m x 2.89m) Rear aspect window, door to garden.
Utility/Cloakroom	6' 8" x 5' 7" (2.03m x 1.70m) Front aspect window. Low level WC and wash hand basin. Space and plumbing for washing machine.
First Floor Landing	Doors to three bedrooms and bathroom. Airing cupboard with combination gas boiler and storage cupboard.
Bedroom 1	11' 7" x 11' 6" (3.53m x 3.50m) Rear aspect window.
Bedroom 2	11' 6" x 9' 8" (3.50m x 2.94m)
Bedroom 3	9' 8" x 9' 8" (2.94m x 2.94m) reducing to 6' 7" (2.01m). Rear aspect window.
Family Bathroom	Front aspect window. Low level WC, wash hand basin, bath with overhead shower.



GIBBINS RICHARDS 
 Making home moves happen

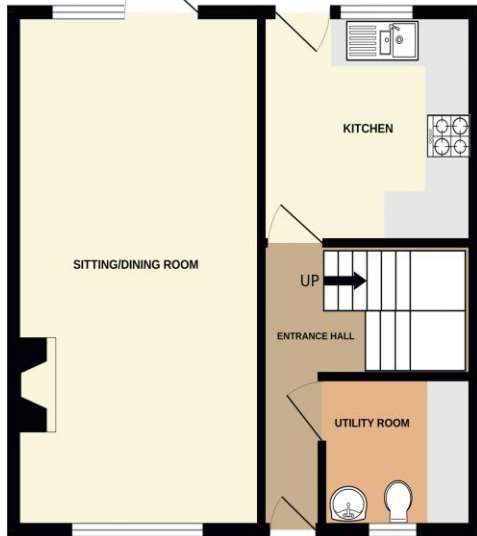


GIBBINS RICHARDS 
 Making home moves happen

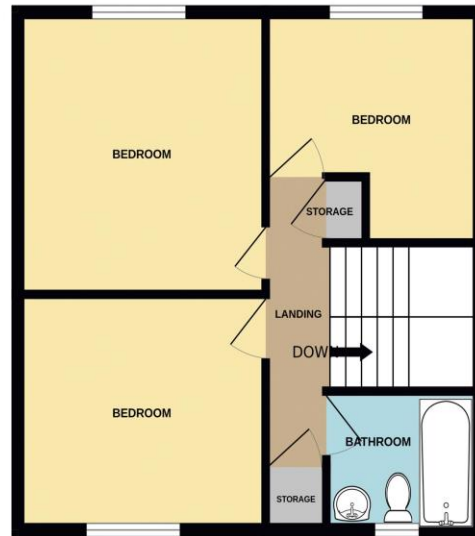


GIBBINS RICHARDS 
 Making home moves happen

GROUND FLOOR
453 sq.ft. (42.1 sq.m.) approx.



FIRST FLOOR
459 sq.ft. (42.7 sq.m.) approx.



TOTAL FLOOR AREA : 912 sq.ft. (84.7 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 ©2026



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.