



GIBBINS RICHARDS 

22 Waterleaze, Taunton TA2 8PX  
Offers in Excess of £425,000

GIBBINS RICHARDS   
Making home moves happen

**\*Private south facing garden \*Tandem garage \*Two en-suite shower rooms \***

**A spacious four bedroomed detached family home, ideally situated within walking distance of the picturesque Bridgwater and Taunton Canal.**

**Tenure: Freehold / Energy Rating: A / Council Tax Band: E**

**This very well-presented home offers thoughtfully arranged accommodation comprising an entrance hall, sitting room opening into a double glazed conservatory, a modern kitchen with central island, separate dining room, and downstairs cloakroom. To the first floor are four bedrooms, including two with en-suite facilities, together with a family bathroom. Externally, the property benefits from a beautifully maintained, generously sized and well-screened private rear garden, predominantly laid to lawn, driveway parking and a large garage. Taunton town centre is approximately 2.5 miles away and offers an excellent range of shopping, leisure, and cultural amenities, while Junction 25 of the M5 motorway is easily accessible for commuters. Nearby train services also provide convenient transport links. Further benefits include gas central heating, double glazing throughout, an excellent EPC rating of A and 16 privately owned solar panels.**

Executive detached home  
Four bedrooms  
Two en-suite shower rooms  
Tandem garage & driveway parking  
Private south facing rear garden  
Two reception rooms  
Well-presented throughout  
Gas central heating  
Close to a range of amenities



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#### Entrance Hall

Sitting Room	19' 5" x 11' 5" (5.91m x 3.48m)
Kitchen	12' 7" x 13' 5" (3.83m x 4.09m)
Diner	12' 7" x 9' 5" (3.83m x 2.87m)
First Floor Landing	Airing cupboard and loft access.
Bedroom 1	11' 6" x 9' 7" (3.50m x 2.92m)
En-suite	6' 9" x 5' 3" (2.06m x 1.60m)
Bathroom	6' 5" x 5' 6" (1.95m x 1.68m)
Bedroom 2	8' 5" x 11' 8" narrowing to 8'9" (2.56m x 3.55m narrowing to 2.71m)
En-suite	6' 0" x 5' 4" (1.83m x 1.62m)
Bedroom 3	8' 6" x 8' 4" (2.59m x 2.54m)
Bedroom 4	7' 8" x 7' 0" (2.34m x 2.13m)
Conservatory	
Outside	The property benefits from a beautifully maintained private rear garden, predominantly laid to lawn, driveway parking and a large garage, measuring 31'5" x 7'7".



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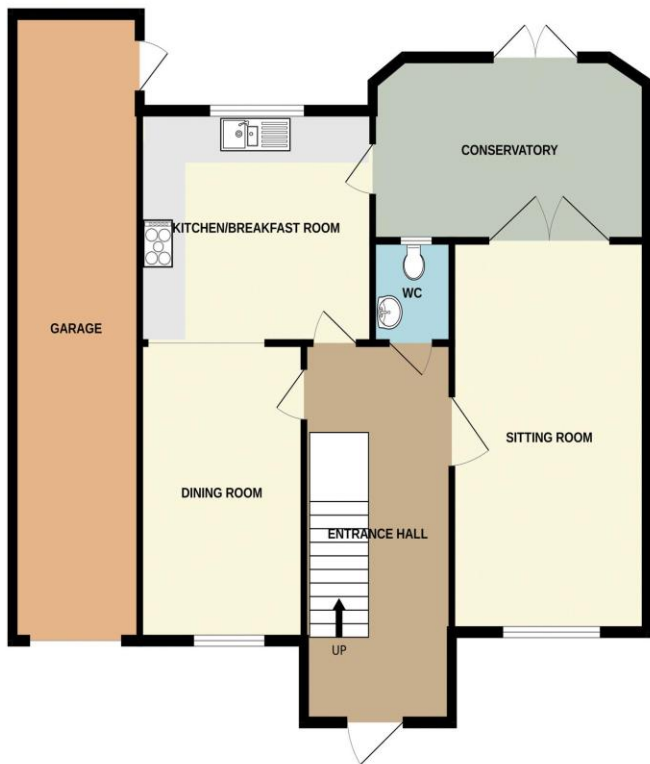


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GROUND FLOOR  
1106 sq.ft. (102.7 sq.m.) approx.



1ST FLOOR  
588 sq.ft. (54.6 sq.m.) approx.



TOTAL FLOOR AREA : 1694 sq.ft. (157.3 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.  
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