



GIBBINS RICHARDS 
Making home moves happen

8 Pitts Close,, Taunton TA1 4TN

£230,000

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***Garage & parking *Private rear garden *No onward chain *** A two bedroom semi-detached bungalow situated in the sought-after residential area of Galmington, close to a wide range of local amenities and offered for sale with no onward chain.

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

This well-positioned property is within easy walking distance of a local shopping precinct, medical centre, and Tesco Express. The accommodation is warmed by gas central heating via a combination boiler and comprises two bedrooms, a spacious sitting/dining room, a kitchen, and a conservatory extension. Externally, the property benefits from a private enclosed rear garden with a summerhouse, together with driveway parking leading to a single garage.

Semi-detached bungalow
Two bedrooms
Private rear garden
Garage & driveway parking
Level walk to a range of amenities
Gas central heating
Conservatory extension
No onward chain





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Entrance Hall	
Sitting/Dining Room	17' 8" x 11' 8" narrowing to 8' 2" (5.38m x 3.55m narrowing to 2.4m)
Kitchen	8' 6" x 7' 2" (2.59m x 2.18m) Door to driveway.
Conservatory	9' 3" x 8' 2" (2.82m x 2.49m) Door to garden.
Bedroom 1	10' 4" x 9' 8" (3.15m x 2.94m)
Bedroom 2	7' 5" x 5' 7" (2.26m x 1.70m) Built in wardrobes.
Outside	The property benefits from a private enclosed rear garden with a summerhouse, together with driveway parking leading to a single garage.



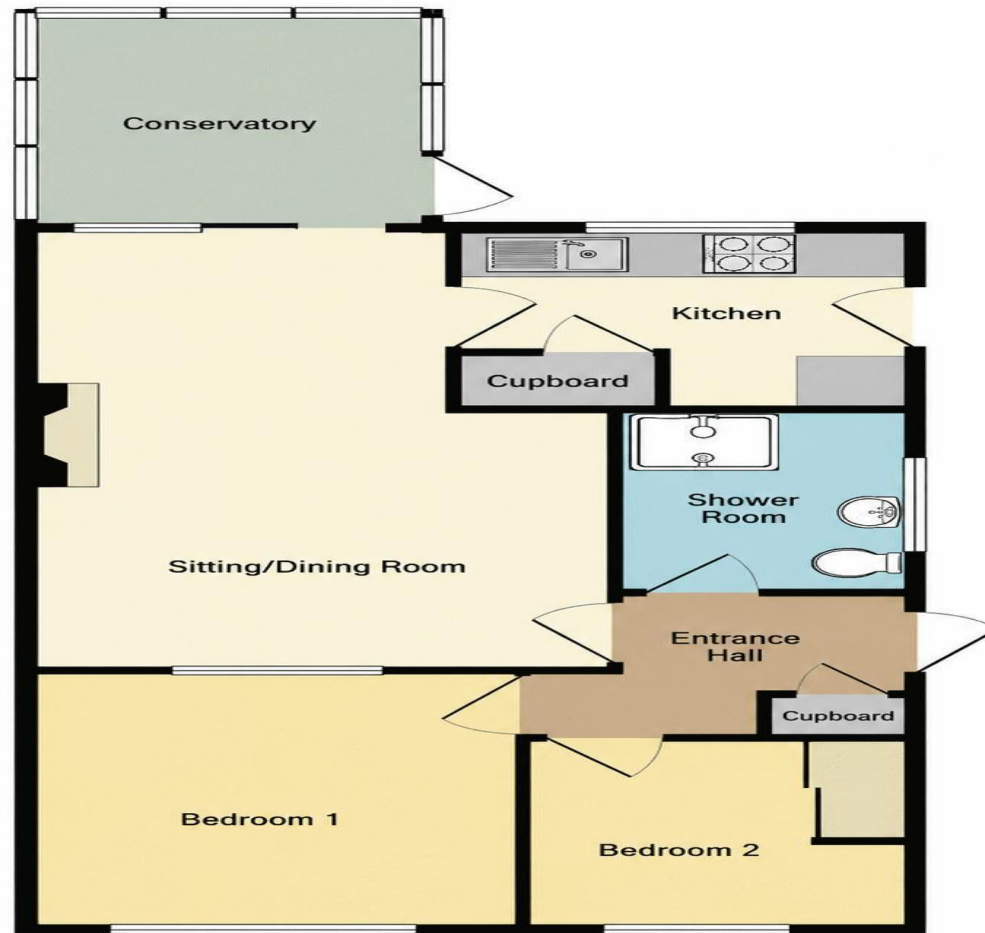
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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan 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.

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