



GIBBINS RICHARDS 
Making home moves happen

24 Old Taunton Road, Bridgwater TA6 3NU
£279,950

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* Spacious Victorian home * Two receptions * Kitchen/dining room * Four first floor bedrooms & shower room * Off road parking to front * South-facing rear garden * Double garage * Internal viewing strongly advised *

This spacious Victorian home provides deceptively spacious and versatile accommodation and is in excellent condition throughout. The accommodation benefits from two good size reception rooms, well equipped kitchen/dining room as well as four bedrooms and a re-fitted shower room to the first floor.

The property further benefits from off road parking to the front for two vehicles as well as a most useful double garage to rear with electronic roller door as well as a good size south-facing rear garden. The property enjoys a central location being within easy walking distance of the town centre itself which provides a wealth a shopping, leisure and cultural facilities as well intercity railway and M5 motorway access.

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

Total floor area - 1135 sq.ft. (105.4 sq.m.) approx.

Well presented Victorian home

Spacious accommodation

Two receptions

Well equipped kitchen/breakfast room

Four first floor bedrooms

Shower room

South-facing rear garden

Off road parking / Double garage

Gas central heating / Double glazed windows



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Entrance Lobby	Door to;
Entrance Hall	Stairs to first floor with understairs storage.
Living Room	13' 5" x 12' 5" (4.09m x 3.78m) Front aspect bay window. Fitted gas fire. Double doors opening to;
Dining Room	12' 5" x 10' 2" (3.78m x 3.10m) Original cast iron fireplace. Access to rear garden.
Kitchen/Breakfast Room	23' 5" x 7' 8" (7.13m x 2.34m) Attractively fitted in a comprehensive range of units with built-in oven and microwave, induction hob unit. Recessed for large fridge/freezer, gas fired boiler. French doors to rear garden.
First Floor Landing	Airing cupboard. Hatch to loft (please note the loft is of generous size and could potentially be converted - subject to necessary consents).
Bedroom 1	13' 6" x 10' 2" (4.11m x 3.10m)
Bedroom 2	12' 5" x 10' 2" (3.78m x 3.10m)
Bedroom 3	10' 10" x 7' 10" (3.30m x 2.39m)
Bedroom 4	10' 2" x 5' 5" (3.10m x 1.65m)
Shower Room	11' 0" x 4' 6" (3.35m x 1.37m)



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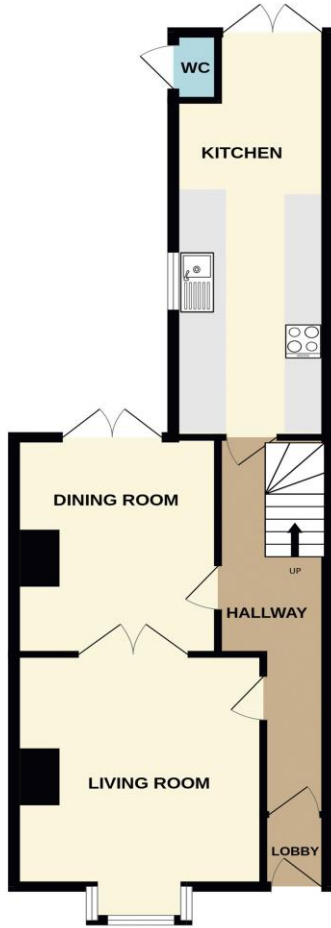


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GROUND FLOOR
578 sq.ft. (53.7 sq.m.) approx.



FIRST FLOOR
556 sq.ft. (51.7 sq.m.) approx.



TOTAL FLOOR AREA: 1135 sq.ft. (105.4 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.

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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