



GIBBINS RICHARDS 

7 Ladymead Road, Taunton TA2 7RP

£235,000

GIBBINS RICHARDS 
Making home moves happen

***No onward chain *Modernised throughout *Low maintenance rear garden ***

This modernised three bedroomed staggered ex-local authority home is offered to the market with no onward chain and provides well-proportioned accommodation, ideal for first-time buyers, families or investors.

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

The property has been significantly improved by the current owner in recent years, including a full rewire, a new gas combination boiler, a contemporary Wickes fitted kitchen and redecoration throughout. The accommodation comprises an entrance porch, hallway, sitting room, open-plan kitchen/dining room, a useful boot room with space for an American fridge/freezer, and a separate utility room. Upstairs are three bedrooms, with the third benefitting from a built-in bed frame, together with a family bathroom and separate WC. Ladymead Road is conveniently situated within walking distance of Taunton Academy, Wellsprings Leisure Centre and a range of local shops, while the beautiful Quantock Hills are just a short drive away. Regular bus services also provide easy access to Taunton town centre.

Staggered terrace home
Three bedrooms
Useful utility room
Private low maintenance rear garden
Modernised throughout
Walking distance to a range of amenities
Gas central heating
No onward chain





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Entrance Porch	
Entrance Hallway	Stairs leading to the first floor.
Sitting Room	14' 11" max x 10' 4" (4.54m max x 3.15m)
Kitchen/Diner	20' 4" x 9' 7" max (6.19m x 2.92m max)
Boot Room	5' 9" x 5' 7" max (1.75m x 1.70m max)
Utility room	Fitted with plumbing for appliances and housing the gas combination boiler.
First Floor Landing	
Bedroom 1	11' 10" x 9' 2" (3.60m x 2.79m) Built in wardrobe.
Bedroom 2	9' 4" x 8' 9" (2.84m x 2.66m)
Bedroom 3	8' 5" x 7' 5" (2.56m x 2.26m)
W/C	5' 3" x 2' 9" (1.60m x 0.84m)
Bathroom	7' 1" x 5' 2" (2.16m x 1.57m)
Outside	The property enjoys a lawned front garden and an enclosed rear garden with a generous patio area, alongside lawn and gravelled sections. There is also rear pedestrian access and on-street parking to the front.



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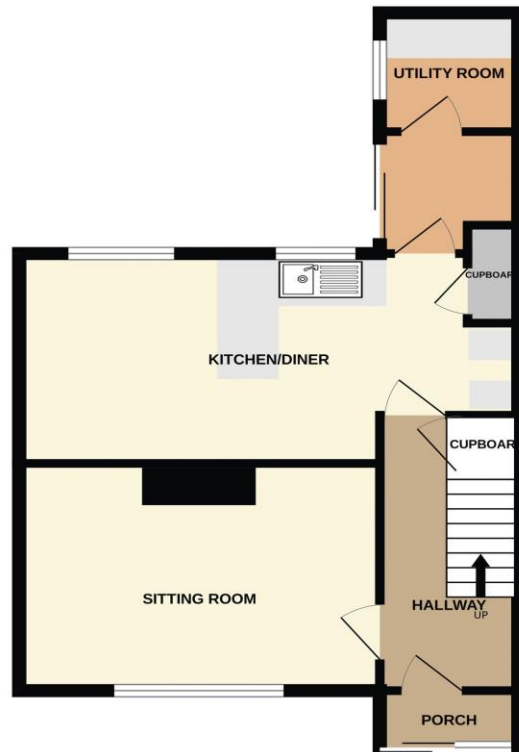


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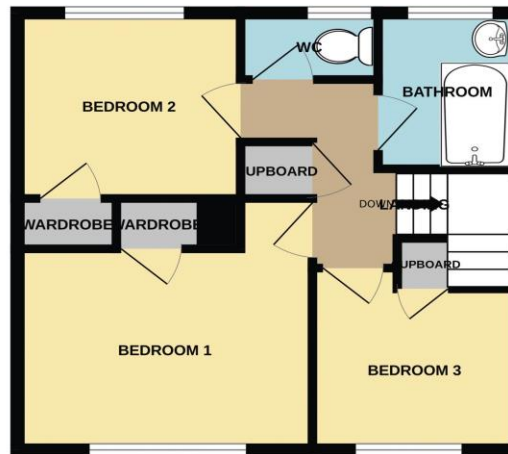


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GROUND FLOOR



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.

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