



GIBBINS RICHARDS 

28 Peile Drive, Taunton TA2 7SZ

£460,000

GIBBINS RICHARDS   
Making home moves happen

**\*Quiet cul-de-sac position \*Private west-facing garden \***

Offered to the market with no onward chain, this executive-style four-bedroom detached home provides spacious and versatile accommodation in a convenient and sought-after location.

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

Owned by the same owner since it was built in 1996, the property offers well-proportioned accommodation comprising an entrance hall, downstairs cloakroom, kitchen/breakfast room, utility room, dining room, conservatory, and a spacious sitting room. Upstairs are four bedrooms, including a principal bedroom with an en-suite shower room, together with a separate family bathroom. Outside, the property benefits from driveway parking, an integral single garage, and a private, predominantly west-facing rear garden. Conveniently located within easy reach of Junction 25 of the M5 motorway and Taunton's mainline railway station, the property is also less than a mile from the town centre. The nearby Quantock Hills and the village of Kingston St Mary are both just a short drive away.

Detached executive style home  
Four bedrooms  
Two reception rooms  
Utility and downstairs cloakroom  
En-suite shower room  
Private rear garden  
Single garage and driveway parking  
Gas central heating  
Quiet cul-de-sac location  
No onward chain





Entrance Hall

Cloakroom

Kitchen 11' 1" x 12' 5" (3.38m x 3.78m)  
narrowing to 9' 2" and under stair storage cupboard

Utility room 5' 7" x 4' 9" (1.70m x 1.45m)  
Combination boiler installed in 2021

Sitting Room 15' 7" x 11' 7" (4.75m x 3.53m)  
plus bay window

Dining Room 9' 2" x 9' 8" (2.79m x 2.94m)

Conservatory 8' 8" x 8' 5" (2.64m x 2.56m)

First Floor Landing

Bedroom 1 12' 4" x 11' 2" (3.76m x 3.40m)

En-suite 5' 4" x 5' 8" (1.62m x 1.73m)

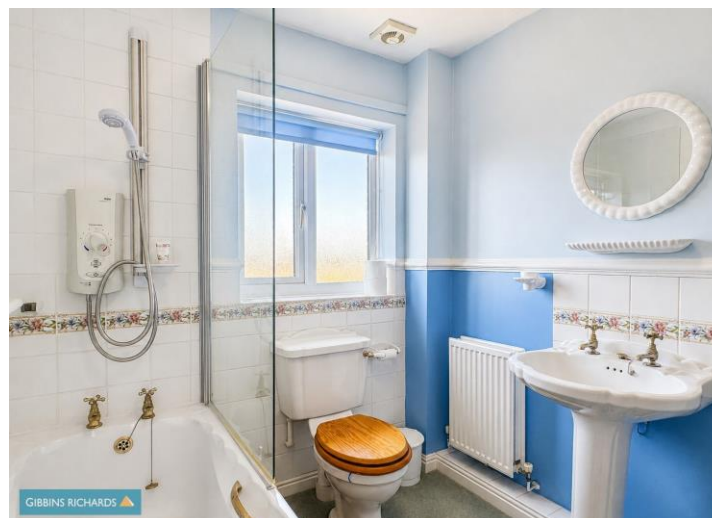
Bedroom 2 11' 4" x 8' 9" (3.45m x 2.66m)

Bedroom 3 7' 7" x 8' 4" (2.31m x 2.54m)

Bedroom 4 6' 7" x 8' 4" (2.01m x 2.54m)

Bathroom 7' 7" x 6' 4" (2.31m x 1.93m)

Outside The property benefits from driveway parking, an integral single garage, and a private, predominantly west-facing rear garden.



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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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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