



GIBBINS RICHARDS 
Making home moves happen

27 Kings Square, Taunton TA1 3FN
£395,000

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A beautifully presented and well-maintained four bedroom town house situated within the popular Kings Square development, enjoying a pleasant position with attractive outlooks across the square.

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

The property offers spacious and versatile accommodation arranged over three floors, with a bright and welcoming and quality feel throughout. The ground floor features a modern fitted kitchen/breakfast room with glossy white units and marble worktops, integrated appliances, gas hob, oven, microwave and breakfast seating area. There is also a cloakroom/WC. To the rear, the property opens into an impressive living/dining room, a fantastic sociable space with plenty of room for both lounge and dining furniture. A large glazed bay with French doors provides direct access to the garden and allows excellent natural light to fill the room. The bedrooms are arranged across the upper floors, with well-proportioned accommodation including a principal bedroom with en-suite shower room, further bedrooms and a modern family bathroom. One of the bedrooms is currently arranged as a home office, offering flexibility for those working from home.

Outside, the rear garden has been thoughtfully landscaped for ease of maintenance, featuring paved seating areas, artificial lawn, established potted planting and a garden shed. To the front, the property benefits from off-road parking, with the wider development enjoying an attractive setting and far-reaching views over the surrounding area. A superb home, ideal for buyers seeking modern, low-maintenance living in a convenient and attractive location.

117.9 Approximate square metres
Three storey Town House close to town centre
Four Bedrooms
Beautifully Presented throughout
Modern fitted kitchen/breakfast room
French doors to rear garden
Off-road parking
Countryside views nearby
Attractive development setting
Secure gated community





Entrance Hall

Kitchen/ Dining 13' 3" x 9' 1" (4.04m x 2.77m)

Living Room 16' 6" x 15' 10" (5.03m x 4.82m)

Cloakroom

Bedroom 2 11' 0" x 9' 1" (3.35m x 2.77m)

Bedroom 3 14' 3" x 9' 1" (4.34m x 2.77m)

Bedroom 4 10' 7" x 7' 6" (3.22m x 2.28m)

Bathroom

Top floor - with walk-in airing cupboard

Bedroom 1 15' 10" x 12' 10" (4.82m x 3.91m)

En-suite Shower room

Outside

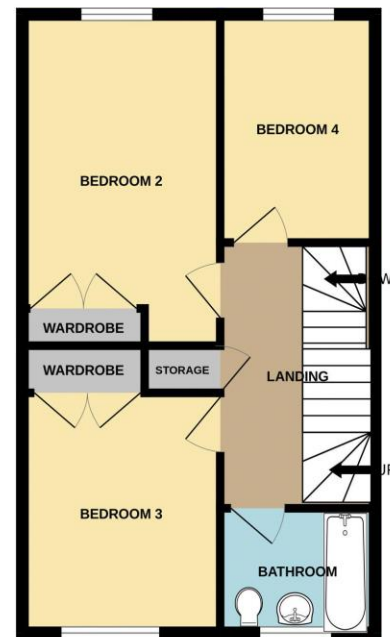
The house has two designated parking spaces to the front. The current owner chose this property off-plan due to its position not overlooking the cars parked opposite, rather the mature hedging at the end. There is a central area of communal garden, with play park area, and to the rear of the house, a private garden laid to patio and lawn-effect, with a timber shed and rear pedestrian access.



GROUND FLOOR



1ST FLOOR



2ND 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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