



GIBBINS RICHARDS 

12 Galmington Drive, Taunton TA1 5AD
£300,000

GIBBINS RICHARDS 
Making home moves happen

****Garage & driveway parking **Walking distance to Musgrove Park Hospital **Modern kitchen/dining room ** A well-presented three bedroomed semi-detached home situated in the sought-after residential area of Galmington.**

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

The property offers well-presented and versatile accommodation, including an entrance porch and hallway, sitting room, and a modern open-plan kitchen/dining room featuring a breakfast bar and doors opening onto the rear garden. A separate utility room provides convenient access to both the garage and garden. To the first floor are three bedrooms and a family bathroom. Outside, the property benefits from driveway parking, a single garage and an enclosed rear garden with both patio and lawn areas. Ideally located in the heart of Galmington, on the south side of Taunton, the property is within walking distance of Musgrove Park Hospital and benefits from access to a range of local amenities and schooling, including primary and secondary schools rated Outstanding. Taunton town centre is approximately 1.5 miles away.

Semi-detached home
Three bedrooms
Useful utility room
Garage and parking
Sought-after residential area
Outstanding school catchment area
Modern kitchen with breakfast bar
Gas central heating





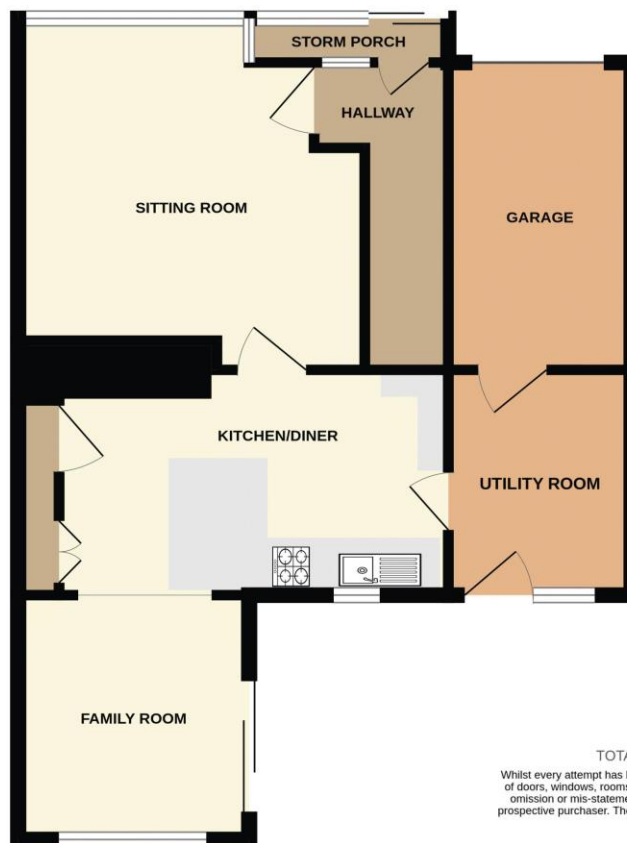
Storm Porch	7' 3" x 1' 8" (2.21m x 0.51m)
Entrance Hall	11' 7" x 4' 11" (3.53m x 1.49m)
Sitting Room	13' 3" x 12' 8" (4.04m x 3.85m)
Kitchen/Diner	15' 8" x 9' 7" (4.78m x 2.93m)
Family Room	9' 3" x 8' 5" (2.81m x 2.56m)
Garage	11' 7" x 6' 8" (3.53m x 2.03m)
Utility Room	8' 6" x 6' 8" (2.59m x 2.03m)

First Floor Landing

Bedroom 1	12' 2" x 6' 11" (3.70m x 2.11m)	Built-in wardrobes.
Bedroom 2	9' 7" x 8' 5" (2.93m x 2.56m)	
Bedroom 3	7' 11" x 7' 3" (2.41m x 2.21m)	
Bathroom	7' 3" x 5' 10" (2.21m x 1.79m)	



GROUND FLOOR
539 sq.ft. (50.1 sq.m.) approx.



FIRST FLOOR
329 sq.ft. (30.6 sq.m.) approx.



TOTAL FLOOR AREA : 868 sq.ft. (80.6 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.
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