



56 Wedlands, Taunton TA2 7AF

£215,000

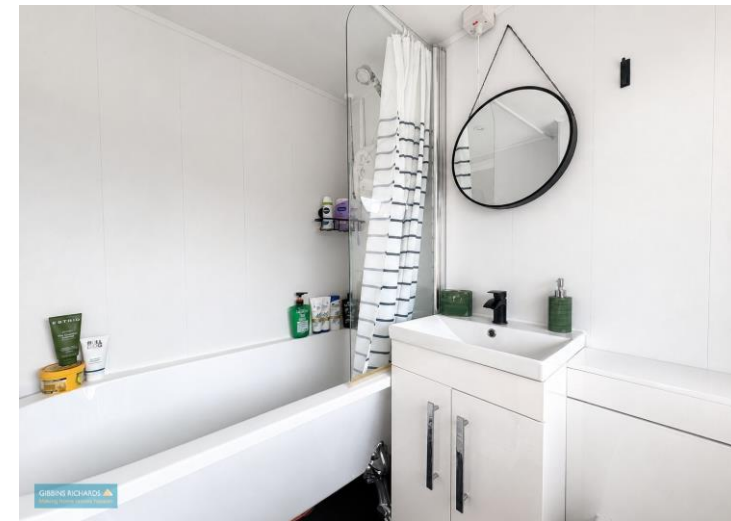
GIBBINS RICHARDS 
Making home moves happen

Offered to the market with no onward chain, this three bedroomed mid-terrace home provides well-proportioned accommodation, driveway parking and a tiered rear garden.

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

This three bedroomed ex-local authority property offers spacious and well-balanced accommodation comprising a sitting/dining room, a modern fitted kitchen, three first-floor bedrooms, a family bathroom and a separate W/C. Outside, the property benefits from off-road driveway parking to the front and a tiered rear garden. Wedlands is conveniently situated just off Cheddon Road, where a range of local shops can be found, and is within walking distance of the mainline intercity railway station. Taunton town centre is approximately one mile away, offering an excellent selection of shopping, leisure and dining facilities. Further benefits include gas fired central heating via a modern combination boiler and double glazing throughout.

Mid-terrace home
Three bedrooms
Private rear garden
Driveway parking
Walking distance to a range of amenities
Gas central heating
New double glazing to the front
No onward chain





Entrance Hall

Sitting/Dining Room 17' 2" x 11' 7" (5.23m x 3.53m) French doors leading to the garden.

Kitchen 18' 4" max x 9' 10" (5.58m max x 2.99m) Door leading to the garden.

First Floor Landing

Bedroom 1 10' 9" x 10' 0" (3.27m x 3.05m) Housing the gas fired combination boiler.

Bedroom 2 8' 10" x 8' 7" (2.69m x 2.61m)

Bedroom 3 8' 7" x 7' 10" (2.61m x 2.39m)

Bathroom 5' 8" x 4' 9" (1.73m x 1.45m)

Separate W/C

Outside Driveway parking to the front of the property and an enclosed tiered 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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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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