



GIBBINS RICHARDS

2 Cresswell Avenue, Taunton TA2 6LR

£395,000

GIBBINS RICHARDS 
Making home moves happen

A spacious three bedroomed detached bungalow, offered to the market with the benefit of no onward chain, together with a versatile one bedroomed annexe, single garage, generous gardens and ample driveway parking. Energy Rating: TBC

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

The bungalow provides well-proportioned and versatile accommodation comprising an entrance hallway, sitting room, dining room, kitchen, three bedrooms, a four-piece family bathroom and a useful loft room. To the side of the property is a single garage and a self-contained one bedroomed annexe, offering excellent flexibility for dependent relatives, guests or home-working, with a double bedroom, sitting room, cloakroom and kitchen. Outside, the property enjoys a large rear garden with a useful workshop, alongside a single garage and two separate driveways providing excellent parking. Situated within a sought-after residential area approximately 1.5 miles from Taunton town centre, the property is conveniently placed for a range of local amenities in nearby Staplegrove village. Taunton School, the mainline railway station and Nuffield Hospital are also all within comfortable walking distance.

Detached bungalow
Three bedrooms
One bedroomed annexe
Single garage & two driveways
Large rear garden
Gas central heating
Useful loft room
Large workshop in the garden
No onward chain





Entrance Hall

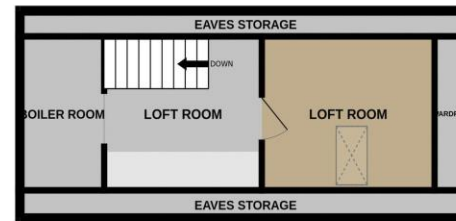
Sitting Room	15' 4" x 9' 7" (4.67m x 2.92m) Plus alcoves.
Dining Room	9' 11" x 8' 7" (3.02m x 2.61m)
Kitchen	10' 8" x 9' 0" (3.25m x 2.74m)
Bedroom 1	12' 0" x 8' 9" (3.65m x 2.66m) Plus built in wardrobes.
Bedroom 2	11' 0" x 8' 9" (3.35m x 2.66m) Plus built in wardrobe.
Bedroom 3	11' 3" x 7' 6" narrowing to 5' 9" (3.43m x 2.28m narrowing to 1.79m)
Bathroom	9' 0" x 8' 8" (2.74m x 2.64m) Four piece bathroom suite.
Annexe Kitchen	8' 6" x 5' 8" (2.59m x 1.73m)
Annexe WC	Housing the boiler.
Annexe Sitting Room	11' 11" x 7' 6" (3.63m x 2.28m)
Annexe Bedroom	10' 5" x 7' 6" (3.17m x 2.28m)
Attic Room	13' 2" x 9' 0" (4.01m x 2.74m) With built in cupboards.
Attic Room/Office	10' 2" x 9' 0" (3.10m x 2.74m)

Outside : The property enjoys a large rear garden with a useful workshop, alongside a single garage and two separate driveways providing excellent parking.



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.



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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