



18 Orchid Close, Taunton TA1 3XL

£217,000

GIBBINS RICHARDS 
Making home moves happen

A two bedroomed terrace home located in the popular Dowsland area of Taunton. The accommodation consists of; entrance porch, sitting room, kitchen/Breakfast room, two bedrooms and a bathroom. Externally the property benefits from an enclosed rear garden with pedestrian gate and allocated parking for two vehicles. AVAILABLE WITH NO ONWARD CHAIN.

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

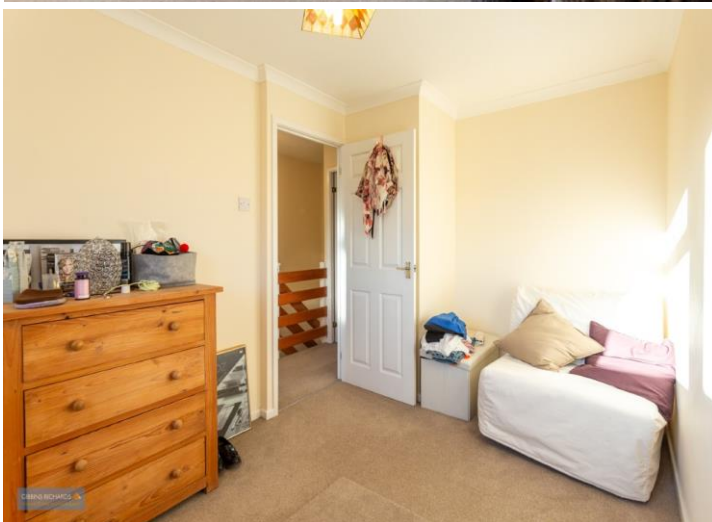
This modern terrace home is available with no onward chain and would make a perfect choice for a first time buyer or investor. Orchid Close is situated just off of Chestnut Drive within the ever popular Dowsland area of Taunton, with local shops available at nearby Stoke Road and with local schooling available at Bishops Foxs school, a choice of primary schools and Richard Huish College.

TERRACE HOME
TWO BEDROOMS
KITCHEN/DINING ROOM
REAR GARDEN
ALLOCATED PARKING FOR TWO VEHICLES
CLOSE TO AMENITIES
GAS CENTRAL HEATING
GREAT INVESTMENT/FIRST TIME PURCHASE
NO ONWARD CHAIN

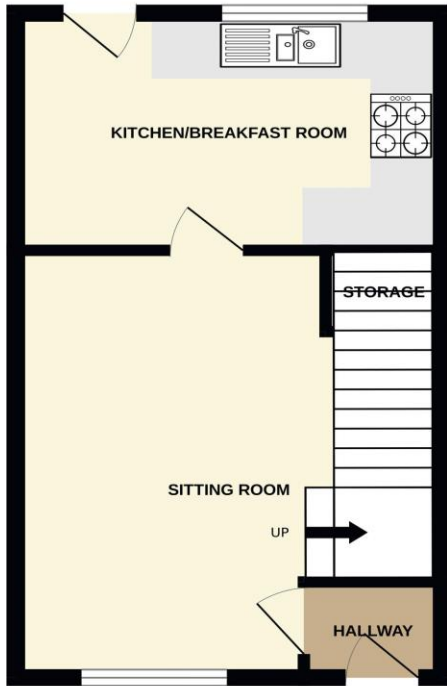




Entrance Porch	4' 1" x 3' 0" (1.24m x 0.91m)
Sitting Room	14' 10" x 10' 5" (4.52m x 3.17m) Under stairs storage cupboard.
Kitchen/ Breakfast Room	13' 5" x 8' 1" (4.09m x 2.46m) Housing the gas fired central heating boiler. Doors to rear garden.
First Floor Landing	Airing cupboard.
Bedroom 1	11' 6" x 10' 11" (3.50m x 3.32m) Wardrobes.
Bedroom 2 maximum.	12' 0" x 7' 8" (3.65m x 2.34m)
Bathroom	6' 7" x 5' 5" (2.01m x 1.65m)
Outside	Enclosed rear garden with pedestrian gate. Allocated parking for two vehicles.



GROUND FLOOR
310 sq.ft. (28.8 sq.m.) approx.



1ST FLOOR
311 sq.ft. (28.9 sq.m.) approx.



TOTAL FLOOR AREA: 621 sq.ft. (57.7 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.



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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.
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