



Sunnyside, Nailsbourne, Taunton TA2 8AG

£475,000

**GIBBINS RICHARDS**   
Making home moves happen



Three Bedrooms | Large Rear Garden | Double Garage & Extensive Driveway

This well-positioned three bedroomed detached bungalow enjoys an elevated position in Nailbourne, Taunton, with a generous rear garden and open views towards the Quantock Hills. Set back from the road with ample driveway parking and a double garage.

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

Owned and carefully maintained by the same couple since 1992, the property provides versatile accommodation suitable for a range of buyers. Externally, the bungalow benefits from a substantial private rear garden enjoying far-reaching views towards the Quantock Hills, an Area of Outstanding Natural Beauty, creating a wonderful backdrop. A double garage with electric door and a large driveway provides plentiful parking. Nailbourne is a sought-after residential area on the outskirts of Taunton, well placed for access to local amenities, schools and transport links, while being within easy reach of countryside walks and the scenic Quantock Hills. The property also offers scope for extension, subject to the necessary planning consents.

99.1 Square meter footage  
Detached bungalow  
Three bedrooms  
Views of the Quantock Hills  
Large rear garden  
Double garage & driveway  
En-suite shower room  
Sought-after village location  
Gas central heating



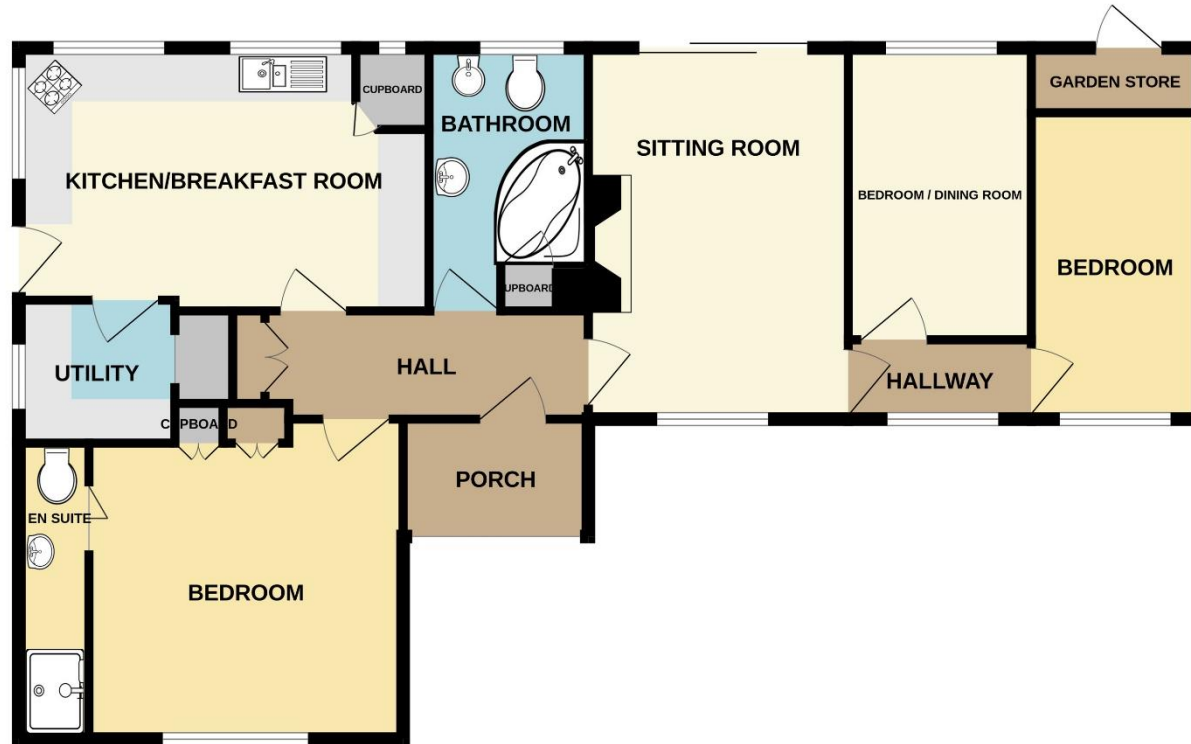




Entrance Porch	8' 0" x 5' 1" (2.43m x 1.54m)
Hall	12' 11" x 4' 8" (3.93m x 1.42m)
Sitting Room	15' 9" x 11' 9" (4.80m x 3.58m)
Hallway	7' 10" x 3' 5" (2.40m x 1.04m)
Dining Room / Bedroom	12' 7" x 7' 10" (3.83m x 2.40m)
Bedroom 2	13' 2" x 7' 3" (4.02m x 2.20m)
Kitchen/Breakfast Room	17' 5" x 11' 2" (5.30m x 3.40m) maximum, plus larder.
Utility Room	9' 0" x 7' 0" (2.74m x 2.13m)
Bathroom	8' 5" x 6' 8" (2.56m x 2.03m) Airing cupboard.
Bedroom 1	13' 6" x 11' 4" (4.11m x 3.45m) Plus wardrobes.
En-suite	11' 4" x 3' 0" (3.45m x 0.91m)
Outside	Externally, the bungalow benefits from a substantial private rear garden enjoying far-reaching views towards the Quantock Hills, an Area of Outstanding Natural Beauty, creating a wonderful backdrop and containing a summerhouse, greenhouse and garden/potting shed. A double garage with electric door and a large driveway provides plentiful parking.



GROUND FLOOR  
1067 sq.ft. (99.1 sq.m.) approx.



TOTAL FLOOR AREA : 1067 sq.ft (99.1 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. 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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