



7 Moor Lane, Churchinford, Taunton TA3 7RE
£325,000

GIBBINS RICHARDS
Making home moves happen

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No onward chain / Family home / Village location

A brilliant family home situated in the heart of an ever popular Blackdown Hills village. Within the Castle School catchment and also within an area of outstanding natural beauty.

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

7 Moor Lane is a end of terrace house built in the mid 1980's and offers excellent space in the form of a sitting room with wood flooring and a log burner, kitchen/diner to the rear, three bedrooms and a bathroom. To the rear of the garden is a patio and lawn area with a covered pergola, ideal for outdoor dining and possibly a hot tub. There is also a rear pedestrian access and a shed to the side. Most noteworthy is the property's granted planning permissions - please ask the agent for more information. The house has a garage in a nearby block as well as a parking space in the close. It is well located for the heart of the village, with The York Inn just a few steps away and the village shop a little further up the hill.

89.2 Approximate square meters
Central village location
Three bedrooomed house
Beautiful interior
Gardens, garage and parking
Close to pub and shop
Castle school catchment
Area of Outstanding Natural Beauty
No onward chain





Entrance Hall

Stairs to the first floor.

Sitting Room

15' 5" x 14' 0" (4.70m x 4.26m)

Kitchen/Diner

20' 4" x 9' 1" (6.19m x 2.77m) Doors opening to the rear.

First Floor Landing

Bedroom 1

10' 8" x 10' 3" (3.25m x 3.12m) Built-in wardrobes.

Bedroom 2

13' 9" x 9' 0" (4.19m x 2.74m) Built-in wardrobes.

Bedroom 3

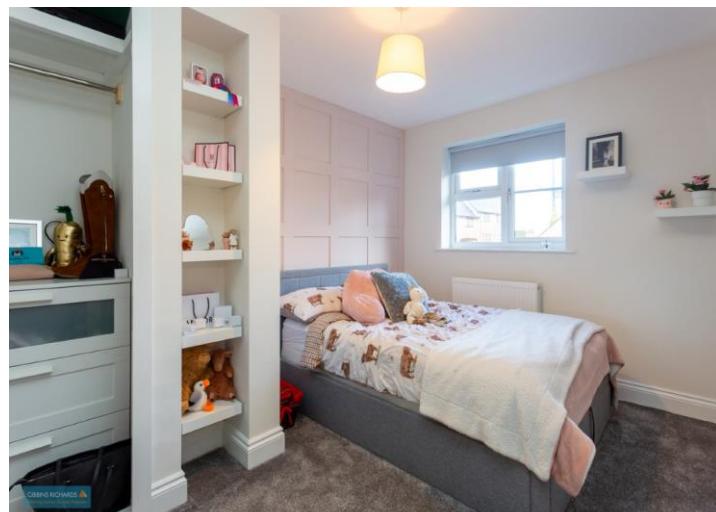
10' 4" x 7' 8" widening to 10' 11" (3.15m x 2.34m) Built-in wardrobes.

Bathroom

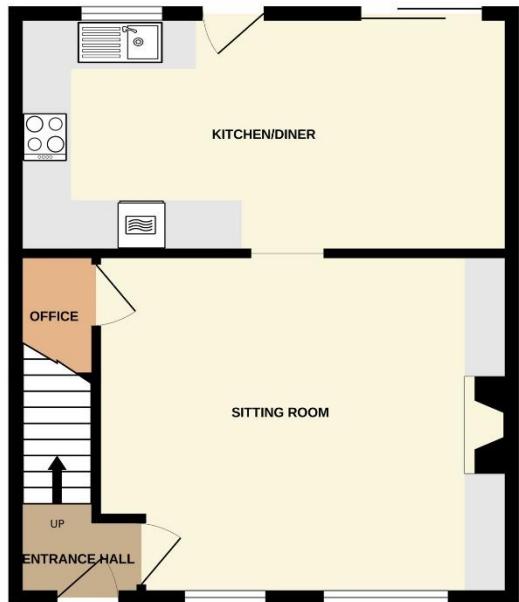
7' 10" x 7' 1" (2.39m x 2.16m) Four piece suite.

Outside

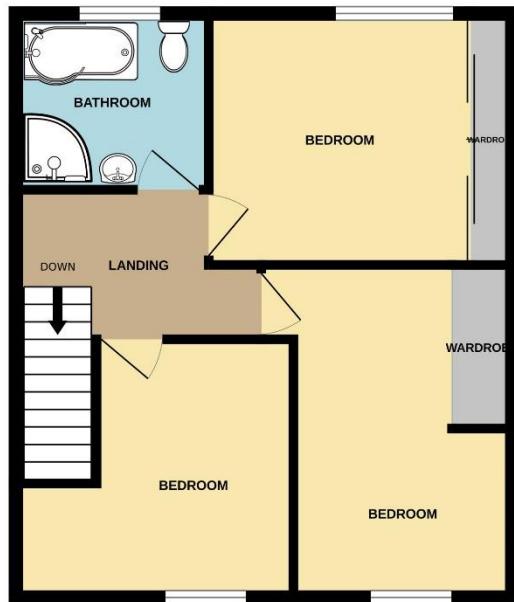
To the front is a gravelled approach to the property with a veranda porch and a cupboard log store. Parking to the side. To the rear is a patio and lawn area, covered Pergola dining area and a garden shed.



GROUND FLOOR
477 sq.ft. (44.3 sq.m.) approx.



1ST FLOOR
483 sq.ft. (44.9 sq.m.) approx.



TOTAL FLOOR AREA: 960 sq.ft. (89.2 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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