



GIBBINS RICHARDS 
Making home moves happen

1 Red Post, Bagborough, Taunton TA4 3HD
£425,000

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A four bedroomed semi detached family home situated on the outskirts of the charming village of West Bagborough, located to the north west of Taunton. The property offers spacious and flexible living accommodation, including; entrance hall, cloakroom, utility room, kitchen/breakfast room, two reception rooms, a home office and a conservatory. On the first floor there are four well proportioned bedrooms, a family bathroom and a separate wc. Outside, the home enjoys a private rear garden with delightful countryside views, as well as driveway parking and a double garage. Available with no onward chain.

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

1 Red Post is a charming cottage located on the outskirts of the picturesque village of West Bagborough, nestled near the stunning Quantock Hills, an area of outstanding natural beauty. The property is warmed by oil central heating, as well as a log burner in the sitting room. The village of West Bagborough has a thriving community with a village hall, The Rising Sun public house, whilst the neighbouring villages of Bishops Lydeard and Crowcombe offer further amenities.

LARGER THAN AVERAGE SEMI DETACHED COTTAGE

FOUR BEDROOMS

TWO RECEPTION ROOMS

UTILITY ROOM AND CLOAKROOM

GROUND FLOOR OFFICE WITH AIRBAND FIBRE BROADBAND

WEST FACING REAR GARDEN

PARKING AND DOUBLE GARAGE

COUNTRYSIDE VIEWS

SPACIOUS ACCOMMODATION

KINGSMEAD SCHOOL TRANSPORT PICK UP FROM OUTSIDE THE DRIVEWAY



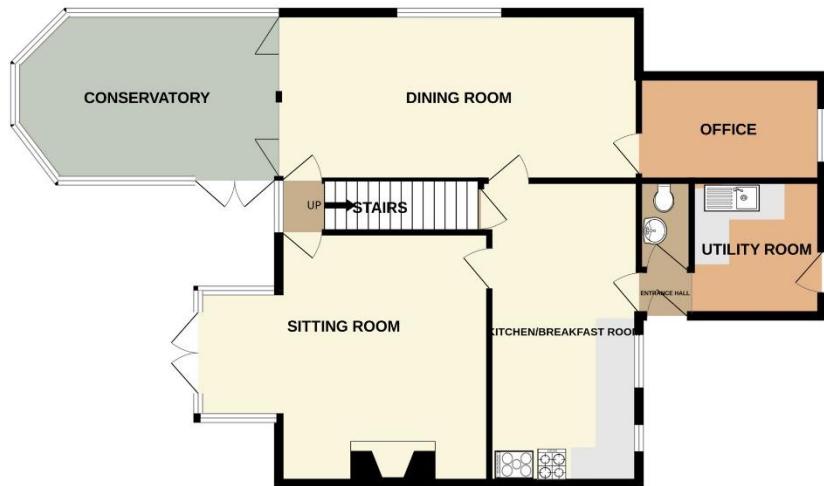


Entrance Hall

Kitchen/Breakfast Room	18' 8" x 9' 2" (5.69m x 2.79m) Oil fired Rayburn.
Cloakroom	5' 4" x 3' 2" (1.62m x 0.96m)
Utility Room	8' 4" x 8' 0" (2.54m x 2.44m)
Office	11' 8" x 6' 5" (3.55m x 1.95m)
Sitting Room	13' 9" x 12' 7" (4.19m x 3.83m) With bay window and log burner.
Dining Room	22' 5" x 10' 4" (6.83m x 3.15m)
Conservatory	15' 11" x 9' 6" (4.85m x 2.89m)
First Floor Landing	
Bedroom 1 maximum.	17' 7" x 10' 8" (5.36m x 3.25m)
Bedroom 2	11' 6" x 10' 4" (3.50m x 3.15m)
Bedroom 3	11' 0" x 9' 2" (3.35m x 2.79m) maximum.
Bedroom 4	10' 4" x 8' 1" (3.15m x 2.46m)
Bathroom	9' 2" x 7' 6" (2.79m x 2.28m) Airing cupboard.
Separate WC	6' 3" x 2' 8" (1.90m x 0.81m)
Outside	West facing rear garden with countryside views. Driveway parking leading to a double garage.



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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