



GIBBINS RICHARDS  
Making home moves happen

4 Derby Close, Orchard Grove, Rumwell, Taunton TA4 1GF  
£445,000

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A brand new four bedroomed detached home located on the sought after Orchard Grove development, offering stylish modern living in a growing community. Move-in ready with new flooring throughout, the well designed accommodation includes; entrance hall, spacious sitting room, separate study, utility/cloakroom and a bright open plan kitchen/dining room with bi-folding doors leading to the rear garden. Outside the property features an enclosed rear tiered garden, single garage and driveway parking.

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

Orchard Grove is a vibrant new community positioned between the popular villages of Comeytrove and Trull, on the edge of Taunton surrounded by the stunning Somerset countryside and close to areas of outstanding natural beauty. The development benefits from a range of nearby amenities and is less than two miles from Musgrove Park Hospital and will include a brand new primary

- DETACHED HOME
- FOUR BEDROOMS
- UTILITY/CLOAKROOM
- EN-SUITE SHOWER ROOM TO THE MASTER BEDROOM
- SINGLE GARAGE AND DRIVEWAY PARKING
- ENCLOSED REAR GARDEN
- FLOORING THROUGHOUT
- BRICK AND BLOCK CONSTRUCTION BY BOVIS HOMES
- CLOSE TO A RANGE OF AMENITIES
- BUILD COMPLETE



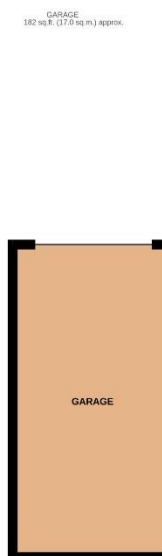
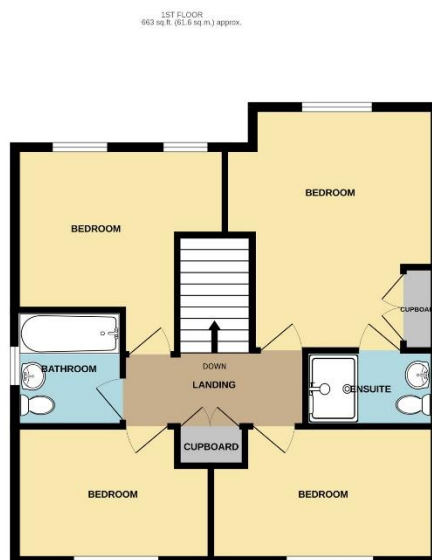




Entrance Hall	14' 0" x 7' 1" (4.27m x 2.15m) Storage cupboard.
Sitting Room	17' 5" x 11' 11" (5.30m x 3.62m)
Study	6' 7" x 6' 6" (2.00m x 1.99m)
Utility Room / WC	6' 8" x 6' 6" (2.04m x 1.99m)
Kitchen/Dining Room	25' 5" x 11' 9" (7.75m x 3.58m) Bi-folding doors opening to the rear garden.
First Floor Landing	11' 7" x 11' 0" (3.53m x 3.36m) Storage cupboard.
Bedroom 1	14' 8" x 12' 9" (4.48m x 3.88m)
En-suite	7' 10" x 4' 7" (2.40m x 1.40m)
Bedroom 2	13' 7" x 8' 2" (4.14m x 2.48m)
Bedroom 3	12' 6" x 12' 8" (3.82m x 3.87m)
Bedroom 4	11' 10" x 8' 2" (3.61m x 2.48m)
Bathroom	7' 0" x 6' 6" (2.14m x 1.99m)
Outside	To the front of the property is driveway parking leading to the single garage 18' 11" x 9' 8" (5.76m x 2.94m). Enclosed rear tiered garden.







TOTAL FLOOR AREA : 1514 sq.ft. (140.7 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.



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.  
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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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