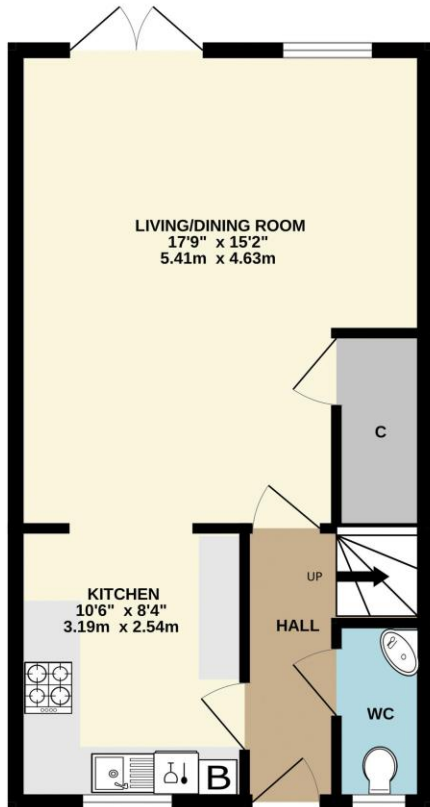
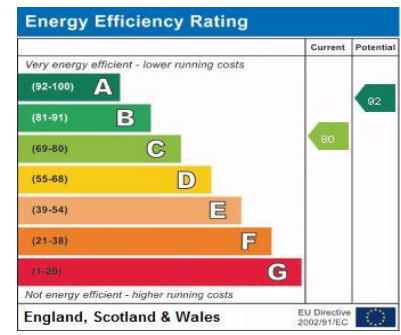
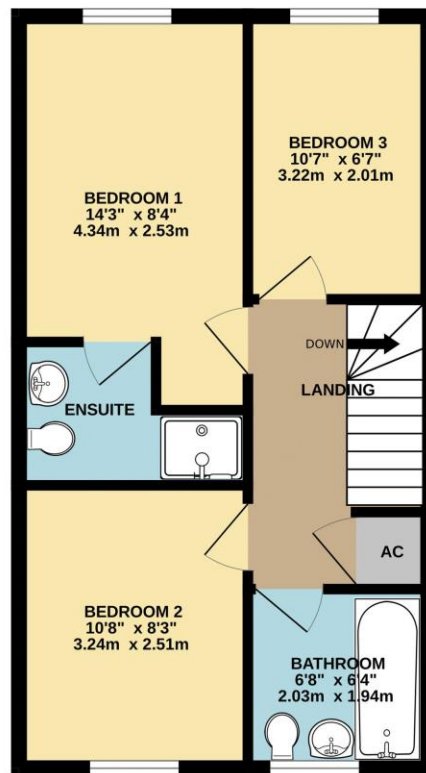


GROUND FLOOR  
427 sq.ft. (39.6 sq.m.) approx.



1ST FLOOR  
427 sq.ft. (39.6 sq.m.) approx.



TOTAL FLOOR AREA : 854 sq.ft. (79.3 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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T: 01823 259604 E: info@wareandco.com W: www.wareandco.com



£259,500

**WARE & CO**  
estate and letting agents



## 58, Morse Road, Norton Fitzwarren Taunton, TA2 6BU

A well presented and spacious family home on the outskirts of Norton Fitzwarren

Garage and drive parking for two cars

Gardens to the front and rear

Entrance hall with cloakroom/wc

Good sized living/dining room

Modern kitchen/breakfast room with integrated appliances

Principal bedroom with an ensuite shower room

Two further bedrooms

Family bathroom

Close to local amenities and excellent schooling



Situated in a quiet retired position on the outskirts of Norton Fitzwarren, this spacious and well presented modern family home comes to the market highly recommended by the sole agents, Ware & Company.

Presented in excellent order throughout by the current owners, the gas centrally heated accommodation briefly comprises an entrance hall with stairs to the first floor and a cloakroom/wc, fitted kitchen/breakfast room with integrated appliances, good sized living/dining room with double doors to the garden, principal bedroom with an ensuite shower room, two further bedrooms and a family bathroom.

There is a small lawned area with space for a table and chairs to enjoy the tranquility of the brook to the front, whilst to the rear is an enclosed garden with tall fencing for privacy, paved patio and a level lawn, as well as a pedestrian access gate to the side that leads to the parking spaces and single garage.

### TOTAL FLOOR AREA

80 sq.m.

### TENURE

Freehold. The garage is leasehold and subject to a 99 year lease.

### COUNCIL TAX

Somerset Council Tax Band C.  
Charges payable for 2023/24 - £1,811.60.

### SERVICES

Main services of gas, electricity, water and drainage are connected.

