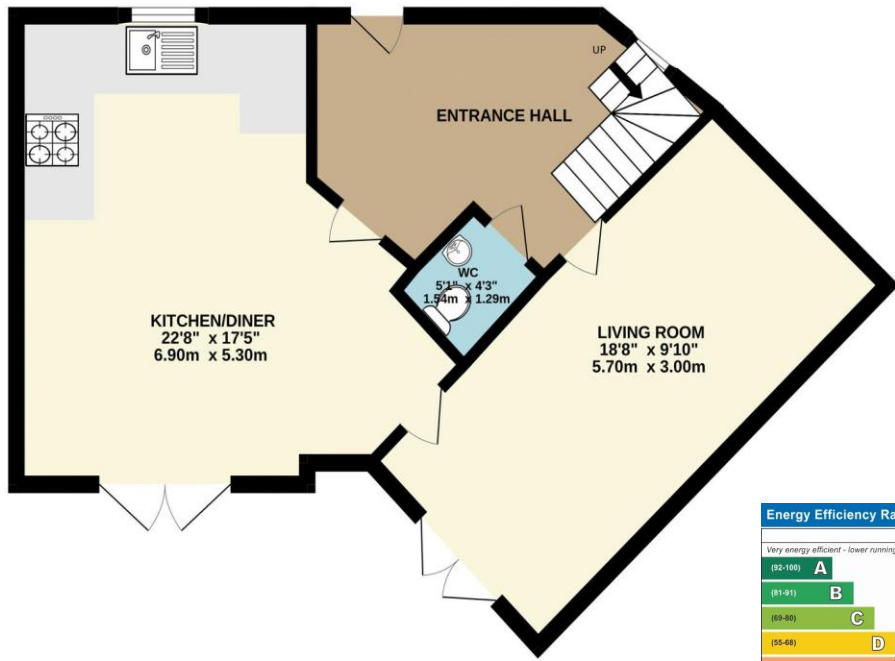
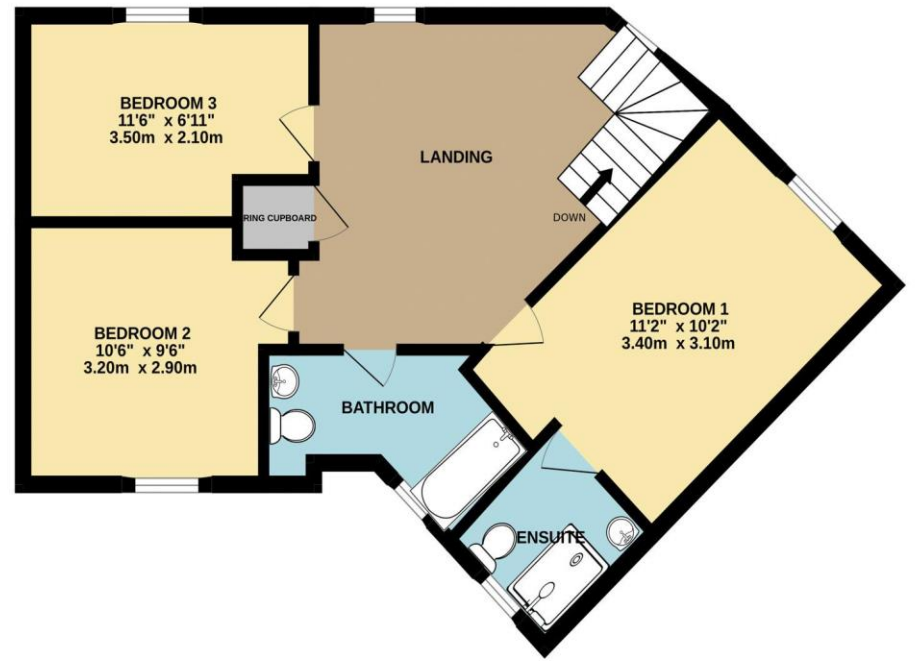


GROUND FLOOR
676 sq.ft. (62.8 sq.m.) approx.



1ST FLOOR
676 sq.ft. (62.8 sq.m.) approx.



Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
A (92-100)	90
B (81-91)	75
C (69-80)	
D (55-68)	
E (39-54)	
F (21-38)	
G (1-20)	
Not energy efficient - higher running costs	
England, Scotland & Wales	

TOTAL FLOOR AREA : 1352 sq.ft. (125.6 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



£265,000

WARE & CO
estate and letting agents

11, Collett Road, Taunton, TA2 6DB

For sale with no onward chain

A spacious semi detached family home in Norton Fitzwarren

Drive parking and garage

Enclosed courtyard garden

Entrance hall with cloakroom/wc

Great sized living room with double doors to the garden

Large kitchen/dining room

Principal ensuite bedroom

Two further bedrooms

Family bathroom



Conveniently located on the outskirts of Norton Fitzwarren, this spacious and immaculately presented semi detached family home comes to the market with Ware & Company with the benefit of no onward chain and thoroughly deserves a viewing to appreciate the space on offer.

The gas centrally heated accommodation briefly comprises an entrance hall with a cloakroom/wc and a turn staircase to the first floor, a really good sized dual aspect living room with French style doors to the rear garden, spacious kitchen/dining room with integrated appliances, principal ensuite bedroom, two further generous bedrooms and a three piece family bathroom. There is a garage and allocated parking space located to the side of the property and approached over a communal courtyard, whilst to the rear is an enclosed and private courtyard style garden with a paved patio area, stone chippings and mature shrubs.

The village of Norton Fitzwarren offers a wide range of amenities including a Co-op store, fish & chip shop, hairdressers, doctors surgery, public house, highly regarded primary school and a wide variety of countryside walks. The county town of Taunton is a short drive away and boasts a mainline railway station and access to the M5 Motorway at Junction 25.

TOTAL FLOOR AREA

92 sq.m.

TENURE

Freehold

COUNCIL TAX

Somerset Council Tax Band C.
Charges payable for 2024/25 - £1,900.47

SERVICES

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

Broadband/Mobile phone coverage - The options of standard and ultrafast broadband with download speeds upto 1,000Mbps are available. For an indication of broadband speeds as well as mobile phone signal and coverage available please refer to the 'Ofcom checker' website.

