



GIBBINS RICHARDS 

28 Dabinett Close, Norton Fitzwarren, Taunton TA2 6RT

£264,950

GIBBINS RICHARDS 
Making home moves happen

A well presented three bedroom semi detached house in Norton Fitzwarren. The accommodation includes; entrance hall, dining room, living room with French doors leading to the garden and kitchen to the ground floor. Whilst to the first floor are three bedrooms and a bathroom. Externally the property benefits from a driveway, garage and private rear garden.

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

The property is located within the village of Norton Fitzwarren and sits in a quiet cul-de-sac. Norton Fitzwarren is a thriving village with a range of amenities including vets, doctors surgery, pharmacy, public house and shopping parade. Taunton town centre is approximately three miles distant.

THREE BEDROOMS
BATHROOM
GARAGE AND DRIVEWAY
PRIVATE REAR GARDEN
CUL-DE-SAC POSITION
DOUBLE GLAZED
GAS CENTRAL HEATING



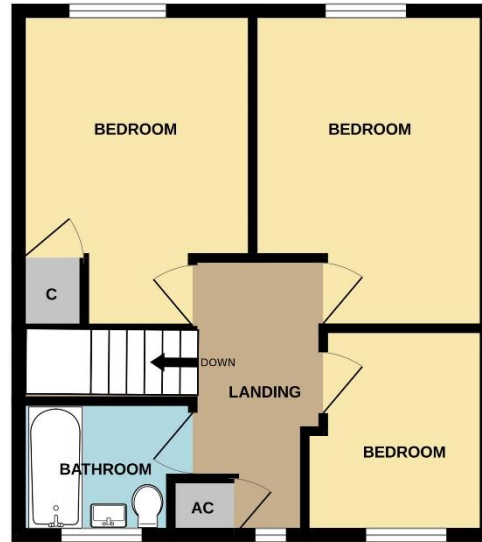


Entrance Porch	3' 8" x 3' 6" (1.12m x 1.07m)
Dining Room	11' 1" x 10' 0" (3.38m x 3.05m) With under stairs storage.
Sitting Room	12' 6" x 12' 6" (3.81m x 3.81m) French doors opening into the rear garden.
Kitchen	9' 1" x 6' 4" (2.77m x 1.93m) With integrated appliances.
First Floor Landing	12' 0" x 2' 8" (3.65m x 0.81m) Airing cupboard. Access to loft.
Bedroom 1	12' 7" x 9' 6" (3.83m x 2.89m)
Bedroom 2	12' 7" x 9' 5" (3.83m x 2.87m) Built-in wardrobe.
Bedroom 3	8' 6" x 7' 1" (2.59m x 2.16m)
Bathroom	6' 4" x 5' 3" (1.93m x 1.60m)
Outside	To the front of the property is a garden area, driveway and garage. The rear garden contains lawn and patio.



GROUND FLOOR
507 sq.ft. (47.1 sq.m.) approx.

1ST FLOOR
413 sq.ft. (38.3 sq.m.) approx.



TOTAL FLOOR AREA : 919 sq.ft. (85.4 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 £30 + VAT (£36) 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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