



GIBBINS RICHARDS 

19 Rectory Road, Norton Fitzwarren, Taunton TA2 6SB

£325,000

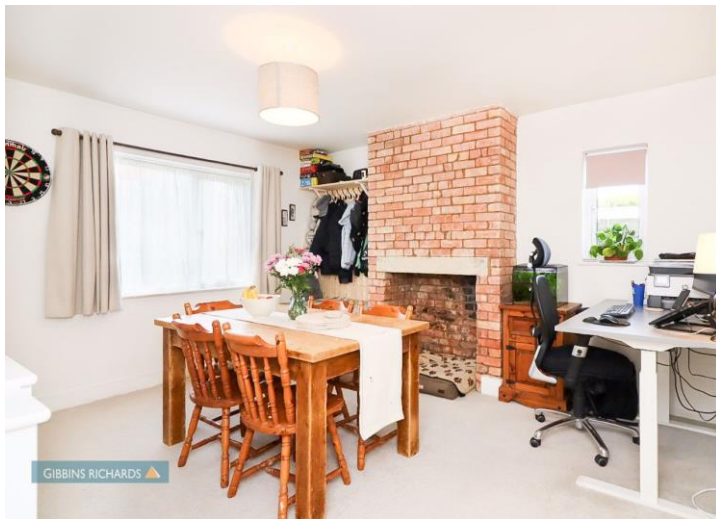
GIBBINS RICHARDS 
Making home moves happen

A three bedroomed end of terrace home located within the village of Norton Fitzwarren. The spacious and versatile accommodation consists of; entrance hall, sitting room, dining room, kitchen and cloakroom. To the first floor there are three bedrooms and a re-fitted family bathroom. Externally the property boasts a large south westerly facing gardens and ample off road parking.

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

This end of terrace home has been modernised by the current owners and the improvements include; new plumbing throughout including a new unvented cylinder, multi fuel burning stove, new front door, full rewire throughout, replacement bathroom suite, general decoration throughout and new patio area. Norton Fitzwarren contains a good range of day to day amenities including nearby shopping parade, medical centre, primary school and public house. Taunton town centre is less than three miles distant and boasts a wide and comprehensive range of shopping facilities and a park and ride service.

END OF TERRACE HOME
THREE BEDROOMS
TWO RECEPTION ROOMS
RE-FITTED BATHROOM
CLOAKROOM
DRIVEWAY PARKING
LARGE SOUTH WESTERLY FACING GARDEN
GAS CENTRAL HEATING
CLOSE TO AMENITIES





GIBBINS RICHARDS ▲

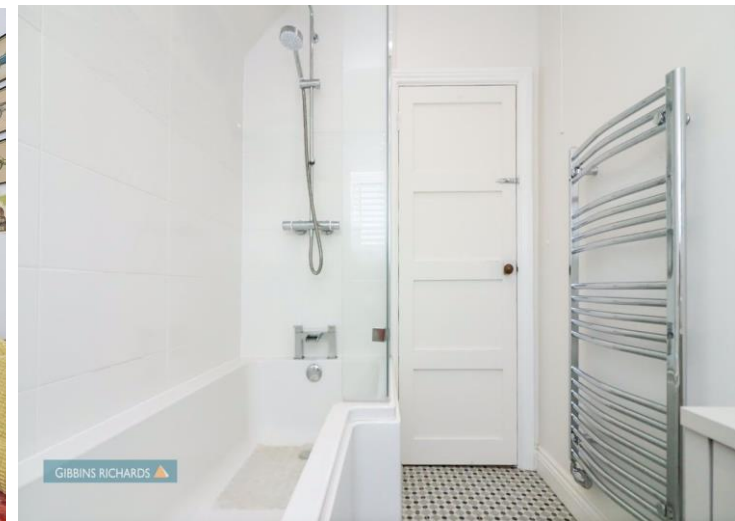
Entrance Hall	Storage cupboard.
Cloakroom	5' 6" x 2' 10" (1.68m x 0.86m)
Kitchen	12' 0" x 11' 7" (3.65m x 3.53m)
Dining Room	15' 11" x 14' 5" (4.85m x 4.39m)
Sitting Room	16' 11" x 11' 6" (5.15m x 3.50m)
First Floor Landing	Door to storage area.
Bedroom 1	11' 7" x 11' 6" (3.53m x 3.50m)
Bedroom 2	11' 7" x 11' 6" (3.53m x 3.50m) Fitted wardrobes. Storage cupboard.
Bedroom 3	8' 9" x 8' 6" (2.66m x 2.59m)
Bathroom	7' 9" x 5' 5" (2.36m x 1.65m)
Outside	Ample driveway parking. Large south westerly facing rear garden with patio area, lawn and vegetable plot. Brick storage shed.



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GROUND FLOOR
624 sq.ft. (58.0 sq.m.) approx.



1ST FLOOR
515 sq.ft. (47.8 sq.m.) approx.



TOTAL FLOOR AREA : 1139 sq.ft. (105.8 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.



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