



GIBBINS RICHARDS 

Dagleish, Rectory Road, Norton Fitzwarren, Taunton TA2 6SD

£367,500

GIBBINS RICHARDS   
Making home moves happen

A three bedroomed semi detached home located in the village of Norton Fitzwarren. The accommodation has recently been refurbished and consists of; entrance porch, spacious hallway, cloakroom, sitting room, kitchen/breakfast room, utility/store room, three double bedrooms and a family bathroom. Externally the property benefits from front and rear gardens, ample driveway parking and a single garage. AVAILABLE WITH NO ONWARD CHAIN.

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

This semi detached home is located on the edge of Norton Fitzwarren, a village located to the north west of Taunton, within walking distance of a range of amenities to include; shopping parade, medical centre, primary school, vets 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. The property sits well back from the road and offers a great degree of frontage as well as a private garden to the rear, which backs onto farmland. The current owners have recently modernised the accommodation and the improvements include; a re-fitted kitchen, new flooring throughout, new bathroom suite and general decoration.

SEMI DETACHED HOME  
THREE DOUBLE BEDROOMS  
CLOAKROOM AND UTILITY  
FRONT AND REAR GARDENS  
RE-FITTED KITCHEN AND BATHROOM  
GAS CENTRAL HEATING  
WALKING DISTANCE TO AMENITIES  
NO ONWARD CHAIN



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Entrance Porch	
Entrance Hall	
Kitchen/Breakfast Room	15' 9" x 10' 0" (4.80m x 3.05m) max Integrated appliances.
Cloakroom	4' 6" x 3' 7" (1.37m x 1.09m)
Sitting Room	15' 10" x 14' 11" (4.82m x 4.54m) With back boiler.
Utility/Store Room	11' 7" x 6' 0" (3.53m x 1.83m)
First Floor Landing	
Bedroom 1	15' 10" x 10' 3" (4.82m x 3.12m) Built-in wardrobes.
Bedroom 2	11' 6" x 7' 10" (3.50m x 2.39m) Built-in wardrobes.
Bedroom 3	10' 0" x 8' 11" (3.05m x 2.72m)
Bathroom	6' 6" x 5' 4" (1.98m x 1.62m)
Outside	Front and rear gardens, ample driveway parking and a single garage 16' 6" x 8' 2" (5.03m x 2.49m).



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GROUND FLOOR  
760 sq.ft. (70.6 sq.m.) approx.

1ST FLOOR  
519 sq.ft. (48.3 sq.m.) approx.



TOTAL FLOOR AREA : 1279 sq.ft. (118.8 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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