

Dalgleish, Rectory Road, Norton Fitzwarren, Taunton TA2 6SD £367,500

GIBBINS RICHARDS A
Making home moves happen

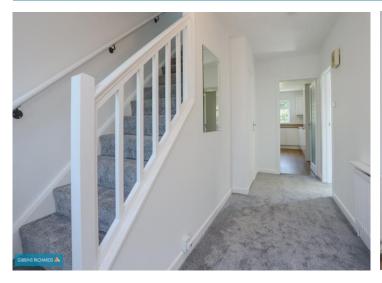
A three bedroomed semi detached home located in the village of Norton Fitzwarren. The accommodation has recently been refurbished and consists of; entrance porch, spacious hallway, cloakroom, sitting room, kitchen/breakfast room, utility/store room, three double bedrooms and a family bathroom. Externally 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











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).







GROUND FLOOR 760 sq.ft. (70.6 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 whists every attempt has been made to ensure the accuracy of the thorpian contained neter, measurements of doors, windows, rooms and any other items are approximate and not 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.

Made with Metropix 62024

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.