



GIBBINS RICHARDS 
Making home moves happen

34 Dragon Rise, Norton Fitzwarren, Taunton TA2 6FB
£269,950

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A three bedroomed semi detached home located in the village of Norton Fitzwarren. The well presented accommodation consists of; entrance hall, re-fitted kitchen/diner, sitting room, cloakroom, three first floor bedrooms with an en-suite shower room to the master bedroom and a separate family bathroom. Externally the property benefits from parking for two vehicles and a private low maintenance rear garden.

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

Located in the village of Norton Fitzwarren, the home is within close proximity to the A38 and the M5 motorway at either junction 25 or 26 is easily accessible. Norton Fitzwarren contains a good range of day to day amenities including nearby shopping parade, medical centre, primary school and public house. The current owner has updated the property in recent years to include a modern re-fitted kitchen, new carpets and general decoration throughout.

SEMI DETACHED HOME
THREE BEDROOMS
RE-FITTED KITCHEN/DINER
CLOAKROOM
EN-SUITE SHOWER ROOM
PRIVATE REAR GARDEN
OFF ROAD PARKING
CLOSE TO AMENITIES
VILLAGE LOCATION



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Entrance Hall	Stairs leading to the first floor.
Kitchen/Diner	11' 2" x 10' 1" (3.40m x 3.07m) maximum.
Cloakroom	6' 1" x 3' 4" (1.85m x 1.02m)
Sitting Room	15' 7" x 12' 4" (4.75m x 3.76m)
First Floor Landing	
Bedroom 1	12' 0" x 11' 1" (3.65m x 3.38m) maximum.
En-suite Shower Room	5' 9" x 5' 5" (1.75m x 1.65m)
Bedroom 2	11' 1" x 8' 8" (3.38m x 2.64m)
Bedroom 3	11' 2" x 6' 6" (3.40m x 1.98m)
Bathroom	6' 7" x 5' 5" (2.01m x 1.65m)
Outside	Private low maintenance rear garden. Parking for two vehicles to the front.



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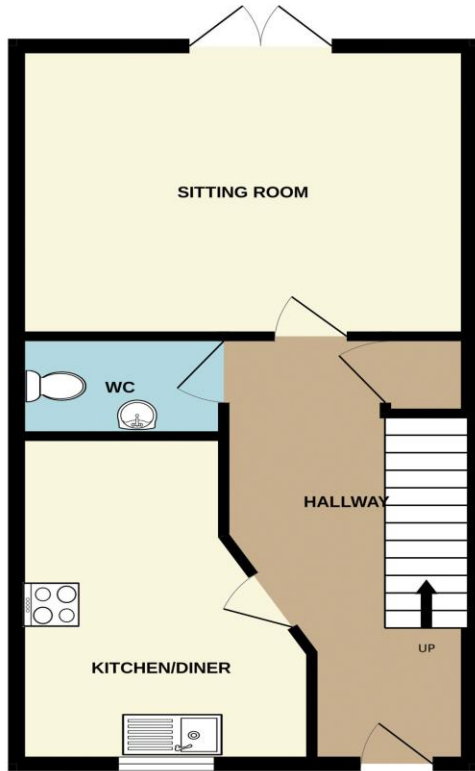


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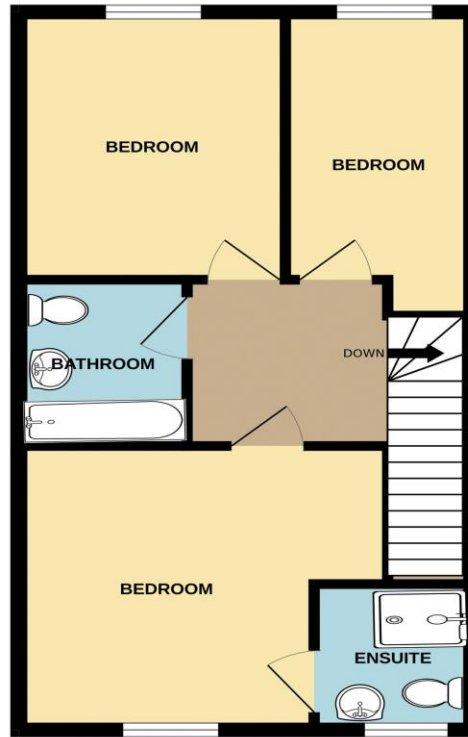


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GROUND FLOOR
456 sq.ft. (42.3 sq.m.) approx.



1ST FLOOR
456 sq.ft. (42.3 sq.m.) approx.



TOTAL FLOOR AREA : 912 sq.ft. (84.7 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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