



20 Rectory Road, Norton Fitzwarren, Taunton TA2 6SB
Guide Price £240,000

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Making home moves happen

A substantial and comprehensively updated older style semi detached family home standing on a corner plot and with excellent scope to extend, subject to obtaining consents. Stunning refitted kitchen and bathroom. Strongly recommended. EPC Rating: D-56

THE PROPERTY

This substantial semi detached home has been the subject of a very comprehensive improvement programme resulting in a comfortable easy to maintain and an extremely well appointed family home. The property benefits from uPVC double glazed windows which were installed in 2013 and gas fired central heating with a boiler. We believe that this property has great potential to extend, both to the side and to the rear subject to obtaining the necessary consents. The property enjoys good size gardens to the front and rear. The property occupies a corner plot and slightly elevated position in a small lane in Norton Fitzwarren village. The village centre has been recently rejuvenated with a general store, a takeaway, doctors surgery and pharmacy, whilst Taunton town centre with its comprehensive facilities is only three miles distant.

- CORNER PLOT
- OFF ROAD PARKING
- GAS CENTRAL HEATING
- DOUBLE GLAZING
- RE-FITTED KITCHEN AND BATHROOM
- LOCAL AMENITIES
- GREAT STORAGE
- 2 GARDENS
- ROOM TO EXTEND





Entrance Hall	Stairs to first floor.
Dining Room	12' 5" x 9' 7" (3.78m x 2.92m)
Kitchen/Breakfast Room	15' 9" x 7' 6" (4.80m x 2.28m)
Utility room	7' 7" x 6' 0" (2.31m x 1.83m) Leading to rear entrance hallway.
Downstairs WC	
Lean-to Extensions	12' 0" x 8' 0" (3.65m x 2.44m) One measuring :- 8' 0" x 6' 10" (2.44m x 2.08m) and the other:- 12' 0" x 8' 0" (3.65m x 2.44m)
Living Room	12' 7" x 12' 5" (3.83m x 3.78m)
Garden Room	15' 4" x 9' 3" (4.67m x 2.82m)
First Floor Landing	Access to attic.
Bedroom 1	12' 8" x 12' 6" (3.86m x 3.81m)
Bedroom 2	
Bedroom 2	12' 5" x 9' 8" (3.78m x 2.94m) Eaves storage space.
Bedroom 3	9' 4" x 7' 10" (2.84m x 2.39m)
Modern Bathroom	
Outside	Private front garden with hedging all around. The rear garden has a full width timber decked area with a picket gate leading to a large area of lawn with a central pathway and a parking area.



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.

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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GROUND FLOOR
APPROX. FLOOR
AREA 817 SQ.FT.
(75.9 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 483 SQ.FT.
(44.9 SQ.M.)

