

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

GIBBINS RICHARDS A
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)

7' 7" x 6' 0" (2.31m x 1.83m) Leading to rear entrance hallway.

Downstairs WC

12' 0" x 8' 0" (3.65m x 2.44m) One Lean-to Extensions

> 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.

12' 8" x 12' 6" (3.86m x 3.81m) Bedroom 1

Bedroom 2

Bedroom 2 12' 5" x 9' 8" (3.78m x 2.94m) Eaves

storage space.

9' 4" x 7' 10" (2.84m x 2.39m) Bedroom 3

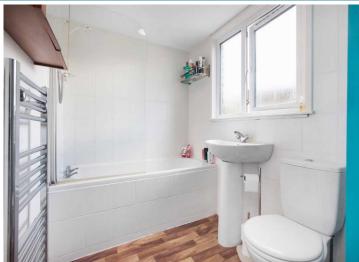
Modern Bathroom

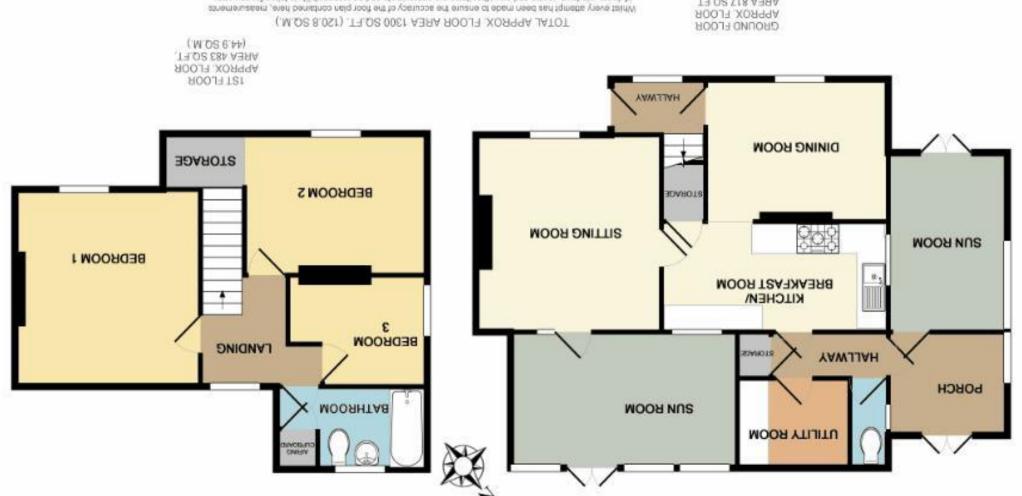
Outside

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.









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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. 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. 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.







