



4 Blackdown View

Norton Fitzwarren, Taunton, Somerset, TA2 6RW

James
Gray

ESTATE AGENTS

A south facing double fronted terraced house, with 3 double bedrooms, offering scope for improvement and enjoying an elevated location, with garage and carport and conveniently situated for good local amenities. No onward chain



Key features

- Entrance hall
- Double aspect sitting room
- Double aspect Kitchen/dining room
- Rear hall with store cupboard and WC
- 3 double bedrooms and shower room
- Gas central heating and double glazing
- Enclosed low maintenance rear garden
- Garage, car port and shed
- Elevated location, close to good local amenities
- No onward chain

Services

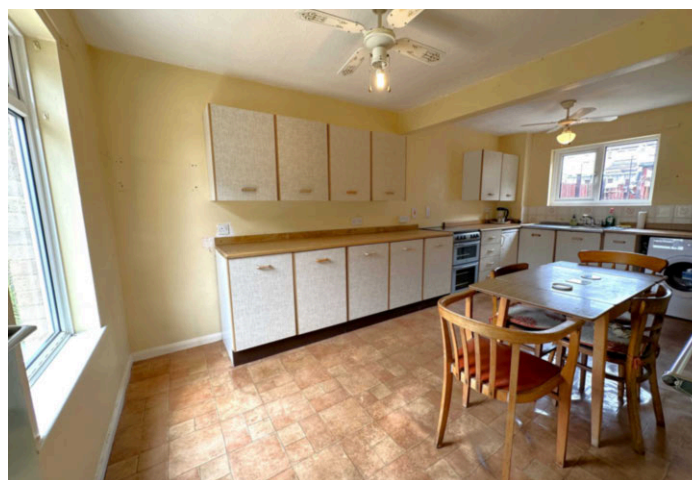
All mains services connected. Gas central heating

EPC rating

Band C (72)

Council tax

Band B





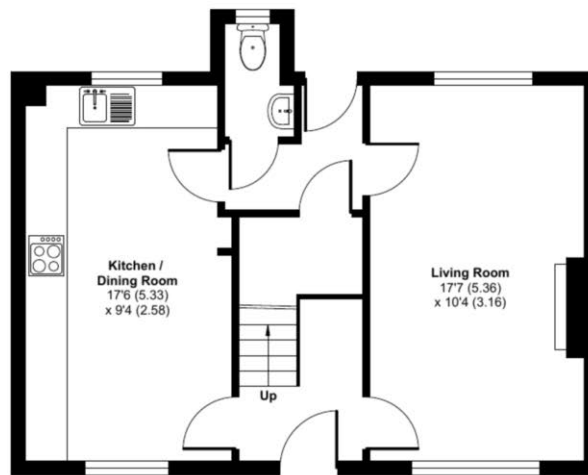
Blackdown View, Norton Fitzwarren, Taunton, TA2

Approximate Area = 927 sq ft / 86.1 sq m (excludes garage)

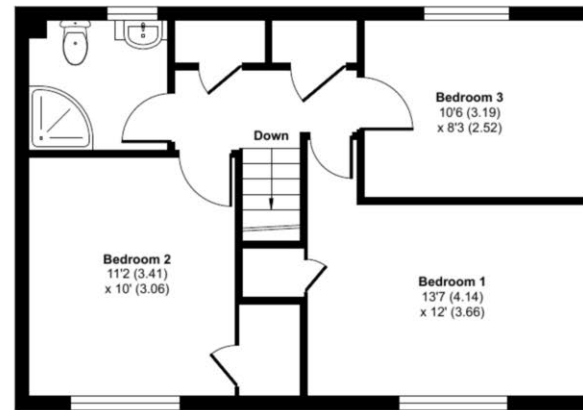
Outbuilding = 65 sq ft / 6 sq m

Total = 992 sq ft / 92.1 sq m

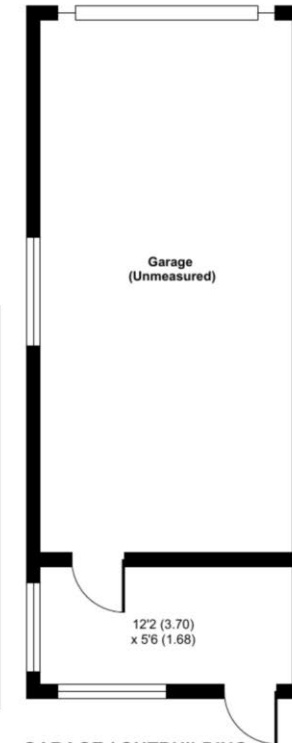
For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



GARAGE / OUTBUILDING



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nlchecon 2024. Produced for James Gray. REF: 1159776

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These particulars are not to form part of a Sale Contract owing to the possibility of errors and/or omissions. Prospective purchasers should therefore satisfy themselves by inspection or otherwise as to their correctness. All fixtures, fittings, chattels and other items not mentioned are specifically excluded unless otherwise agreed within the Sale Contract documentaries or left in situ and gratis upon completion. The property is also sold subject to rights of way, public footpaths, easements, wayleaves, covenants and any other matters which may affect the legal title. The Agent has not formally verified the property's structural integrity, ownership, tenure, acreages, estimated square footage, planning/building regulations status or the availability/operation of services and/or appliances. Therefore prospective purchasers are advised to seek validation of all the above matters prior to expressing any formal intent to purchase.

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