



45 Blackdown View

Norton Fitzwarren, TA2 6TB

£235,000 Freehold



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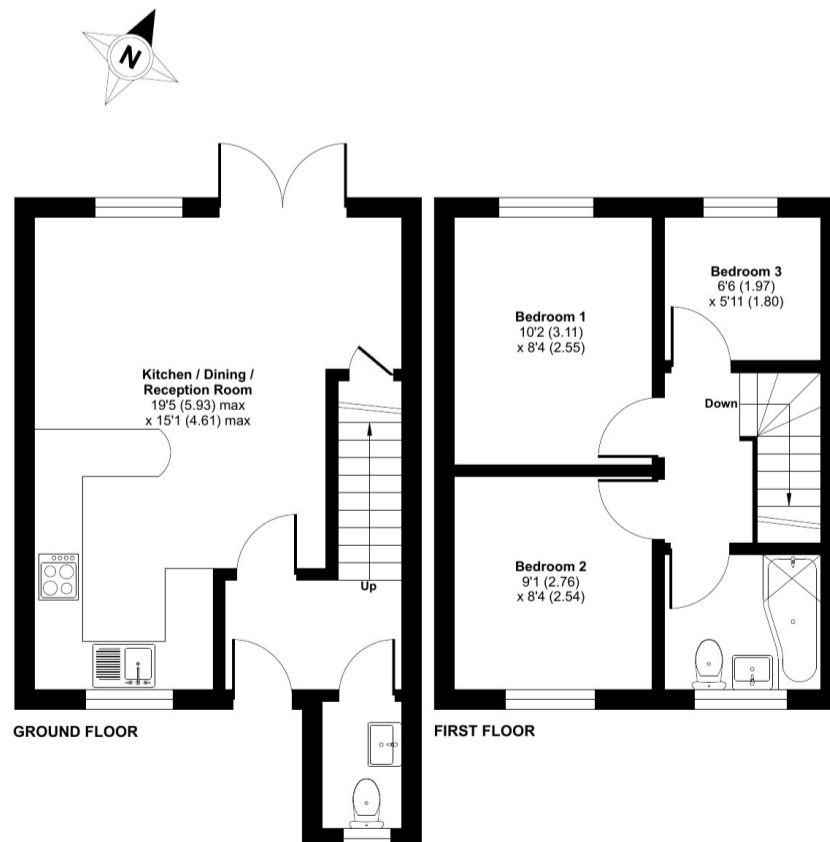
EPC

**Wilkie May
& Tuckwood**

Floor Plan

Blackdown View, Norton Fitzwarren, Taunton, TA2

Approximate Area = 607 sq ft / 56.3 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2024. Produced for JREA Ltd TA Wilkie May & Tuckwood, Taunton. REF: 1169643

Description

Situated in an elevated position within the popular village of Norton Fitzwarren, is this beautifully presented, three bedroom family home.

The property was constructed in in 2015 to a high standard, is warmed via a mains gas fired central heating system and is uPVC triple glazed throughout.

Externally, there is a beautifully maintained, South facing rear garden which overlooks Norton Fitzwarren church and offers stunning views towards the Blackdown Hills.

- Three Bedrooms
- Semi-Detached House
- Mains Gas Fired Central Heating
- uPVC Triple Glazing
- Ground Floor Cloakroom
- Popular Village Location
- Beautifully Maintained Rear Garden



The accommodation comprises in brief; entrance hallway with stairs rising to the first floor, a useful ground floor cloakroom with low level wc and a wash hand basin. The open plan living room/kitchen is a light and airy room with triple glazed windows to the front and French doors providing access into the rear garden. There is a good size understairs storage cupboard. The kitchen has an integrated electric oven with integrated hob and extractor fan above, 1 & ½ bowl stainless steel sink with hot and cold mixer tap, space and plumbing for a washing machine and space for an under counter fridge and freezer, plus a good selection of matching wall and base storage units with worksurfaces above.

On the first floor there are three bedrooms and a family bathroom comprising low level wc, wash hand basin, heated towel rail and 'P' shaped panelled bath with a glass screen and a shower over. Externally, the rear garden is laid predominantly to lawn and patio with a selection of mature flower and shrub borders. There is a timber shed, double electric sockets and pedestrian side access. To the front of the property there is a smaller area of gated garden which is laid to low maintenance gravel chippings. There is also a useful outside tap found in the front garden.

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GENERAL REMARKS AND STIPULATIONS:

Tenure: The property is offered for sale freehold by private treaty with vacant possession on completion.

Services: Mains water with meter, mains electricity, mains drainage, gas fired central heating.

Local Authority: Somerset Council, County Hall, The Crescent, Taunton, Somerset, TA1 4DY

Property Location: w3w.co/tend.vest.voice

Council Tax Band: C

Broadband Availability: Ultrafast with up to 1000 Mbps download speed and 220 Mbps upload speed.

Mobile Phone Coverage: Indoor—voice & data likely available with EE & Three. Outdoor—voice & data likely available with EE, Three, O2 & Vodafone.

Flood Risk: Rivers & Sea—very low. Surface water—very low.

IMPORTANT NOTICE Wilkie May & Tuckwood for themselves and for the vendors of the property, whose agents they are, give notice that: 1. the particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchaser and do not constitute part of an offer or contract. Prospective purchasers and lessees ought to seek their own professional advice. 2. All descriptions, dimensions, areas, reference to condition and necessary permissions for use and occupation and other details are given in good faith, and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 3. No person in the employment of Wilkie May & Tuckwood has any authority to make or give any representations or warranty

whatever in relation to this property on behalf of Wilkie May & Tuckwood, nor enter into any contract on behalf of the vendor. 4. No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties which have been sold, let or withdrawn. Photographs taken and details prepared November 2022. MEASUREMENTS AND OTHER INFORMATION All measurements are approximate and have been taken by Nichecom. While we endeavour to make our sales particular accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information with you.

Code of Practice for Residential Estate Agents: Effective from 1 August 2011:

8. Financial Evaluation 8a At the time that an offer has been made and is being considered by the seller, you must take reasonable steps to find out from the prospective buyer the source and availability of his funds for buying the property and pass this information to the seller. Such information will include whether the prospective buyer needs to sell a property, requires a mortgage, claims to be a cash buyer or any combination of these. Such relevant information that is available should be included in the Memorandum of Sale having regard to the provisions of the Data Protection Act. 8b These reasonable steps must continue after acceptance of the offer until exchange of contracts (in Scotland, conclusion of missives) and must include regular monitoring of the prospective buyer's progress in achieving the funds required, and reporting such progress to the seller.

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 their purpose. A Buyer is advised to obtain verification from their solicitor or surveyor. References to the Tenure of the 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.



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