

for sale

offers in excess of **£110,000**



## Little Acres Park Station Road Norton Fitzwarren Taunton TA2 6RF

A stunning TINGDENE PARK HOME located in a popular development of only SIX HOMES in the village of NORTON FITZWARREN. The two-bedroomed property boasts a STUNNING KITCHEN AND SHOWER ROOM, spacious bedrooms and a private rear garden. ALLOCATED PARKING and gas centrally heated. View now!





# Little Acres Park Station Road Norton Fitzwarren Taunton TA2 6RF

## Front Door

Leading into...

## Entrance Hall

Open to the Kitchen and doors leading to the Shower Room and both bedrooms.

## Kitchen / Breakfast Room

11' x 9' 8" ( 3.35m x 2.95m )

A beautifully appointed Kitchen with a range of fitted wall and base units. Work surfaces incorporating a sink with drainer and gas hob with cooker hood over. Built-in fridge/freezer, washing machine and electric oven. Wall-mounted boiler housed within one of the Kitchen units. Wall-mounted radiator. Window to side

aspect and open to the...

## Living Room

11' 11" x 11' 11" ( 3.63m x 3.63m )

The Living Room features a wall-mounted radiator, sliding patio doors to the side, overhead window to side and two windows to the front aspect. Additionally there are spotlights, a television point and telephone point.

## Bedroom 1

11' x 7' 2" ( 3.35m x 2.18m )

A generous double bedroom with large built-in wardrobes, wall-mounted radiator and windows to the side and rear.

## Bedroom 2

7' 2" x 6' ( 2.18m x 1.83m )



Wall-mounted radiator and window to side aspect.

## Shower Room

The property also boasts a stunning shower room with a walk-in double shower, low level WC and pedestal wash hand basin. Wall-mounted heated towel rail and window to side aspect.

## Garden

Externally the property benefits from a private garden laid to lawn with a patio pathway wrapping around to both sides. There is a metal storage shed and a brick shed housing the LPG bottles (4). As this particular home is located to the rear of the development it enjoys excellent privacy and minimal passing traffic from cars or pedestrians.

## Parking

Allocated parking space to the left of the property.

## Agents Notes

10% site return fee upon re-sale.

Little Acres is reserved for the over 50's.

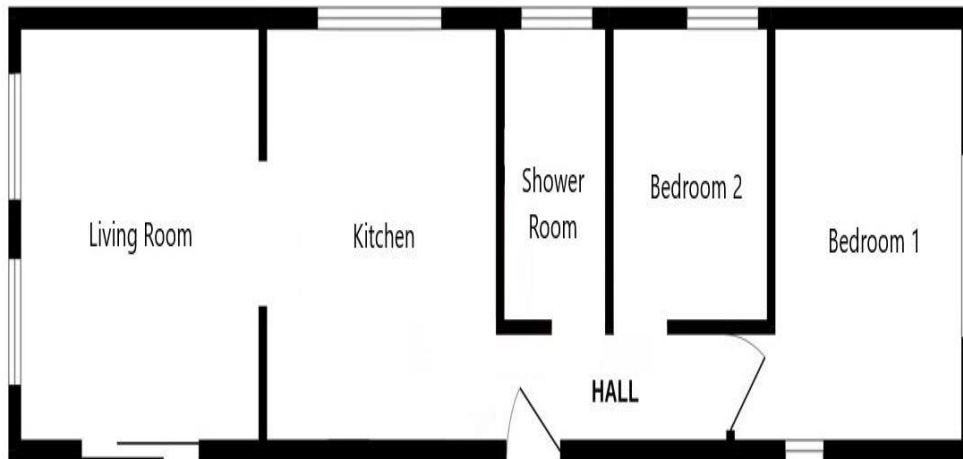
Electricity as well as water and sewerage is administered directly through the agency of the park site. Each home will be billed via a separate meter. Electricity is invoiced quarterly and water every six months.

This is a fully licensed residential site and as such all residents will be protected under the Park Homes Act 2013.

The pitch fee is £50 per week.







This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

#### directions to this property:

From the Cross Keys roundabout head east signposted for Norton Fitzwarren. Turn left after the shops onto Station Road. Follow the road all the way down to the end where the site will be located on the right hand side identified by a Connells For Sale sign.

To view this property please contact Connells on

**T 01823 334 433**  
**E taunton@connells.co.uk**

53 High Street  
TAUNTON TA1 3PR

Property Ref: TTN311948 - 0004

**Tenure:**

**EPC Rating: Exempt**

**view this property online [connells.co.uk/Property/TTN311948](https://www.connells.co.uk/Property/TTN311948)**

We are currently awaiting Tenure details. For further information please contact the branch. Please note additional fees could be incurred for items such as leasehold packs.



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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