

for sale

£260,000



Morse Road Norton Fitzwarren Taunton TA2 6BS

This excellently presented MODERN HOME features THREE BEDROOMS, a spacious Lounge and LOW MAINTENANCE GARDEN. Located the popular village of NORTON FITZWARREN. Additional benefits include PARKING, downstairs WC and LOCAL AMENITIES. Early viewing advised!



# Morse Road Norton Fitzwarren Taunton TA2 6BS

## Front Door

Leading into...

## Entrance Hall

Door to the Cloakroom and Lounge.

## Cloakroom

Low level WC, wash hand basin and wall-mounted radiator. Window to front aspect.

## Lounge

17' 7" x 15' 2" ( 5.36m x 4.62m )

A generous reception room with laminate flooring. Features

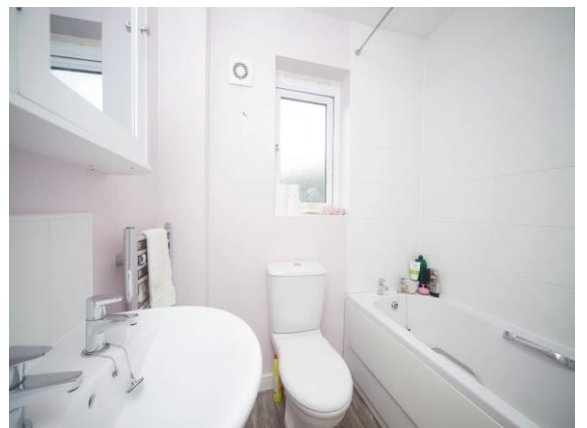
include a television point, telephone point and wall-mounted radiator. Stairs rising to the first floor. Window to front aspect. Door through to the...

## Kitchen / Diner

The Kitchen area features a range of fitted wall and base-mounted units with work surfaces incorporating a sink with drainer and gas hob with cooker hood over. Built-in electric double oven. Recesses for a fridge, dishwasher, washing machine and dryer. Additional features include a large under-stairs cupboard, a window to rear aspect and double doors to the rear garden.

## First Floor Landing

Loft hatch leading to a part-boarded loft. Doors to all bedrooms



and the bathroom.

### **Bedroom 1**

12' 2" x 8' 5" ( 3.71m x 2.57m )

Built-in double wardrobe, wall-mounted radiator and window to front aspect. Door to the...

### **En Suite**

Suite comprising shower cubicle with wall-mounted shower over, low level WC and pedestal wash hand basin. Extractor fan and spotlights.

### **Bedroom 2**

10' 4" x 8' 5" ( 3.15m x 2.57m )

Wall-mounted radiator and window to rear aspect.

### **Bedroom 3**

8' 7" x 6' 4" ( 2.62m x 1.93m )

Wall-mounted radiator and window to front aspect.

### **Bathroom**

A neutral white suite comprising bath with mixer taps and wall-mounted shower over, low level WC and wash hand basin. Additionally there is a shaver point, heated towel rail and spotlights. Window to rear aspect.

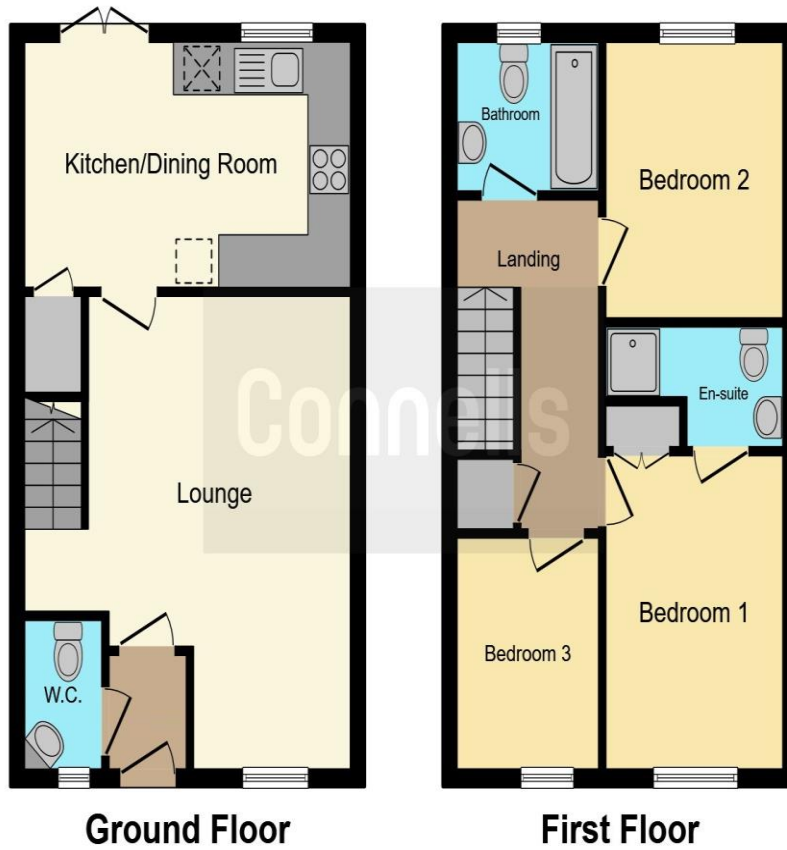
### **Rear Garden**

To the rear of the property is a low-maintenance garden primarily laid to lawn and patio. There is a wooden storage shed, external tap and pedestrian gate to the rear.

### **Parking**

The property benefits from up to three parking spaces in front, underneath and through a car port.





This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

### directions to this property:

From Taunton at the 'Cross Keys' roundabout take the first exit proceeding into the village of Norton Fitzwarren. Turn left in the centre of the village into Morse Road and then turn right. Turn left opposite the entrance to the shops into the cul de sac where the property will be located.

To view this property please contact Connells on

**T 01823 334 433**  
**E [taunton@connells.co.uk](mailto:taunton@connells.co.uk)**

53 High Street  
 TAUNTON TA1 3PR

Property Ref: TTN312307 - 0004

**Tenure:** Freehold

**EPC Rating:** C

**view this property online [connells.co.uk/Property/TTN312307](http://connells.co.uk/Property/TTN312307)**



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