



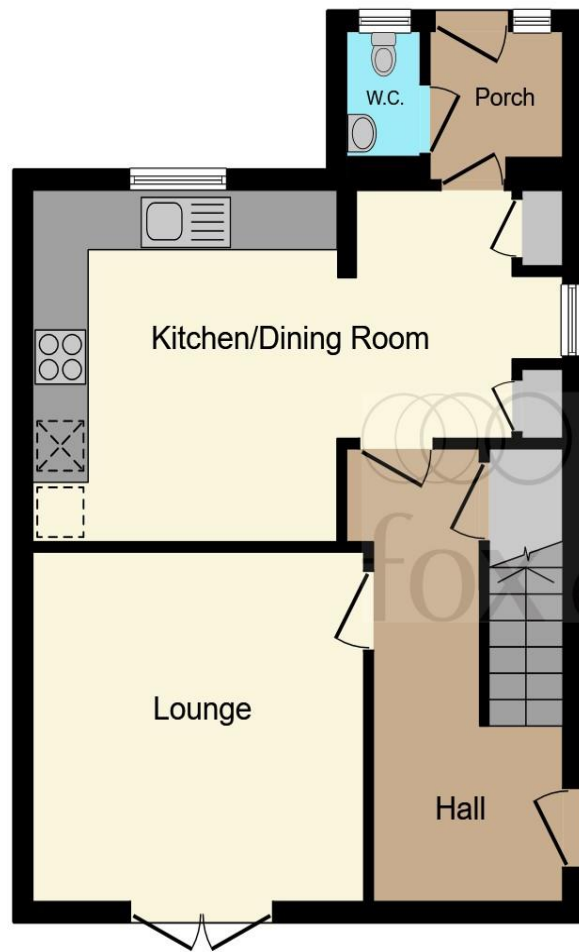
**Fitzwarren House Wiveliscombe Road, Norton Fitzwarren Taunton TA2
6QJ**

welcome to

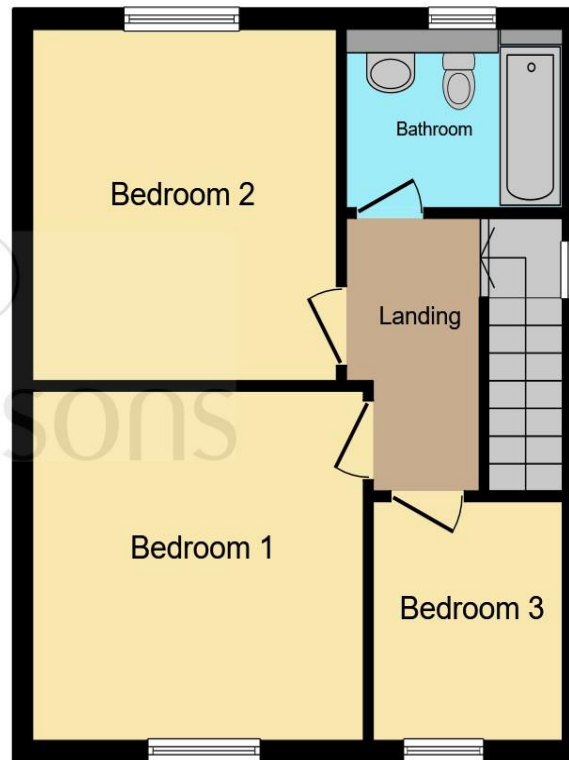
Fitzwarren House Wiveliscombe Road, Norton Fitzwarren Taunton

A COMPLETELY RENOVATED family home nestled in the heart of the POPULAR RESIDENTIAL AREA, Norton Fitzwarren. Offering three SIZEABLE BEDROOMS, SOUTH FACING garden, and AMPLE PARKING; this contemporary home is a STAR BUY. What's more, the property is offered with NO ONWARD CHAIN!





Ground Floor



First Floor

Entrance Porch

W.C

Kitchen

19' 1" Max x 11' 8" Max (5.82m Max x 3.56m Max)

Lounge

11' 8" x 11' 3" + Door Recess (3.56m x 3.43m + Door Recess)

Hallway

Landing

Bedroom 1

11' 8" x 11' 2" (3.56m x 3.40m)

Bedroom 2

11' 8" x 10' 9" (3.56m x 3.28m)

Bedroom 3

7' 10" x 6' 8" (2.39m x 2.03m)

Bathroom

Attic Space

Front Garden

Rear Garden

Parking Arrangements: *There is parking arrangements situated to the front of the property, suitable for two cars + one optional space.*

Agents Note: *It is our understanding that a split to the existing Freehold title will be undertaken during the conveyance in preparation to offer a Freehold title on completion. Your conveyancer will take the necessary steps and advise you accordingly.*

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

welcome to

**Fitzwarren House Wiveliscombe Road,
Norton Fitzwarren Taunton**

- NO CHAIN!
- Completely Renovated Throughout
- South Facing Rear Garden
- Parking For Two Cars + One Optional Space
- New Gas Boiler Installed

Tenure: Freehold EPC Rating: C
Council Tax Band: Deleted

£325,000



Please note the marker reflects the
postcode not the actual property

check out more properties at fox-and-sons.co.uk



Property Ref:
TAU108771 - 0006

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 is 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 or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Fox & Sons is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.


fox & sons



01823 286161



taunton@fox-and-sons.co.uk



52 East Street, TAUNTON, Somerset, TA1 3NA



fox-and-sons.co.uk