



**FOR SALE**

**Guide Price £395,000**

**Fitzhead, Taunton**



# Fitzhead

A recently refurbished detached bungalow available with no onward chain, situated in a much sought-after lovely village location, boasting a sitting room, a brand new fitted kitchen/dining room, 3 bedrooms, a lovely family shower room, oil fired central heating, some double glazing, gardens, parking and a garage.

Fitzhead is a small village located in the county of Somerset, England. It is situated on the eastern edge of the Quantock Hills, which is an Area of Outstanding Natural Beauty. The village is known for its picturesque countryside, historic buildings, and friendly community. Fitzhead has a population of around 300 people and is a popular destination for tourists who want to experience the beauty of rural England.

One of the most notable landmarks in Fitzhead is the Church of St. James the Great. This beautiful church dates back to the 13th century and is a Grade I listed building. It features a stunning tower, stained glass windows, and a peaceful churchyard. The church is still in use today and is a popular venue for weddings and other special events.

Fitzhead is also home to several historic buildings, including the Manor House and the Old Rectory. The Manor House is a Grade II listed building that dates back to the 16th century. It features a beautiful garden and is open to the public during certain times of the year. The Old Rectory is another historic building that dates back to the 18th century. It is now a private residence but can be seen from the road. Overall, Fitzhead is a charming village that offers visitors a glimpse into the rich history and natural beauty of Somerset.





## Accommodation

Double glazed front door with double glazed side screens opening to:-

### Entrance Hall

With access to the loft space, radiator, built-in shelved storage cupboard, 2 ceiling lights, doors to:-

### Sitting Room

c.18'9 x 11'7 (5.71m x 3.53m)

With windows to both side aspects and double glazed window and patio doors obtaining borrowed light from the conservatory, an open fire with exposed brick surround, tiled hearth and wooden mantle, 2 radiators, television point, 2 wall lights.

### Conservatory

c.11'7 x 8'11 (3.53m x 2.71m)

With double glazed windows to the front and side aspects, double glazed door to the rear garden, feature tiled floor, ceiling lights.

### Kitchen/Dining Room

c.20'4 x 8' (6.19m x 2.43)

With double glazed windows to the front and rear aspects, fitted units comprising both floor and wall mounted storage cupboards and drawers, with working surfaces incorporating a 1&1/2 bowl single drainer stainless steel sink unit with mixer tap, built-in electric double oven and 4 ring hob, tiling to splash prone areas, space and plumbing for a dishwasher, radiator, personal door to the garage, 2 ceiling lights.





**Bedroom 1**  
c.11'9 x 10'10 (3.58m x 3.30m)  
With windows to the side and rear aspects,  
radiator, 2 radiators and a ceiling light.



**Bedroom 2**  
c.11'6 x 8'7 (3.50m x 2.61m)  
With a window to the rear aspect, radiator,  
ceiling light.

**Bedroom 3**  
c.12' x 7'8 (3.65m x 2.33m)  
With a double glazed window to the side  
aspect, radiator, wash hand basin with  
storage cupboard under, ceiling light.



**Shower Room**  
With a double glazed window to the rear  
aspect, fully tiled shower cubicle, pedestal  
wash hand basin, close coupled WC,  
radiator, tiling to splash prone areas, ceiling  
light.



## Outside

The property is approached via a shared drive, giving access to its own parking and a single garage with up and over door, power and lighting, with a personal door to the garden, there is the oil fired boiler for the central heating hot water located in the garage. The garden extends around the property offering lawn areas and a large variety of mature trees and shrubs, there is a generously proportioned patio area, outside water supply and lighting.

Council Tax Band :-D

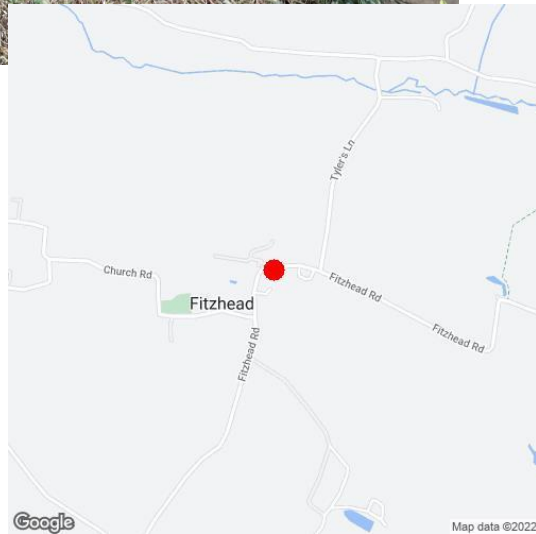
Construction :- Brick under a tiled roof.

Flood Risk :- Surface :- Very low Rivers and Sea :- Very low.

Primary School ,Catchment :- Milverton Primary School

Secondary School Catchment :- Kingsmead School





Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 Plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			78
(55-68) <b>D</b>			
(39-54) <b>E</b>		39	
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

## Directions

From Taunton head out to Norton Fitzwarren, go straight across the roundabout and through the village, follow this road and turn right signed for Fitzhead, follow the lane and again turn right signed for Fitzhead and proceed into the village, the property will be found at the end of a driveway on your right hand side soon after entering the village.

## Please note the following:

While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you please contact us and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.

Measurements These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

Services Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

To ensure the purchase of your property moves ahead as quickly as possible we may refer the conveyancing work for you, and/or the vendor, if required to a conveyancing firm. We may also refer you to a financial advisor if so required. A commission may be paid to the agent by a 3rd party for this.

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# Fitzhead

Awaiting floorplan

Viewing strictly by appointment call 01823 336 103

Monday - Friday 9.00am - 5.30pm  
Saturday 9.00am - 4.00pm

TRG Lawrence & Son, 4 Station Road, Taunton, Somerset TA1 1NH

[www.trglawrenceandson.co.uk](http://www.trglawrenceandson.co.uk)

Please respect the sellers privacy and do not make an approach by knocking on the door.

