



FOR SALE

Guide Price £285,000

Marshall Court, Norton Fitzwarren, Taunton



A truly exceptional village family home, presented in superb decorative order throughout, boasting 3 bedrooms 1 being en-suite, a stunning kitchen, sitting/dining room, a beautiful family bathroom, cloakroom, double glazing, gas central heating, parking, a single garage, patio garden and office, the property is situated in a quiet cul-de-sac position with countryside views, in a much sought-after village location.





Accommodation
Front door opening to:-

Entrance Hall

With a laminate floor, stairs to the first floor accommodation, radiator, ceiling light, doors to:-

Cloakroom

With a double glazed window to the front aspect, wash hand basin with tiled splash back, low-level WC, heated towel rail/radiator, ceiling light.

Sitting/Dining Room

c.16'3 max x 12'5 (4.95m x 3.78m)

With double glazed patio doors to the rear garden, a continuation of the laminate floor, 2 radiators, under stairs storage cupboard, television point, 2 ceiling lights.

Kitchen

c.9'4 x 5'9 (2.84m x 1.75m)

With a double glazed window to the front aspect enjoying countryside views, fitted units comprising both floor and wall mounted storage cupboards and drawers, with working surfaces incorporating a single drainer single bowl sink unit with mixer tap, built-in electric oven and 5 ring gas hob with extractor cooker hood over, under pelmet lighting, continuation of the laminate floor, 3 spotlights.





Landing

With access to the loft space, walk-in storage cupboard, skylight, 3 spotlights and doors to:-

Bedroom 1

c.15'6 x 8'9 max (4.72m x 2.66m)

With a double glazed Juliet doors and balcony to the front elevation enjoying countryside views, radiator, built-in wardrobe, television point, spotlights, access to the loft space and door to:-

En-Suite Shower Room

With a double glazed window to the rear elevation, a fully tiled double shower cubicle, wash hand basin with storage under, close coupled WC, heated towel rail, extractor fan, 3 spotlights.

Bedroom 2

c.12'5 x 8'7 (3.78m x 2.61m)

With a double glazed window to the rear elevation, radiator, 2 spotlights.

Bedroom 3

c.12'5 6' max (3.78m x 1.67m)

With a double glazed window to the front elevation enjoying countryside views, radiator, 3 spotlights.

Family Bathroom

With a skylight and a suite comprising of a spa bath with shower over, wash hand basin with storage under, close coupled WC, heated towel rail, all walls benefiting from the fully tiled, extractor fan and 2 spotlights.





Outside

There is a driveway providing parking and giving access to a single garage with an electric roller door, power and lighting, the rear garden is a fully enclosed patio with a side access gate, there is a timber framed office c.12'3 x 9'3 > 7' (3.73m x 2.81m > 2.15m) with double glazed doors and windows, electric radiator, power and lighting.

Council Tax Band :- B

Construction :- Brick under a tiled roof with double glazing.

Utilities :- Mains electric, gas, water and drainage.

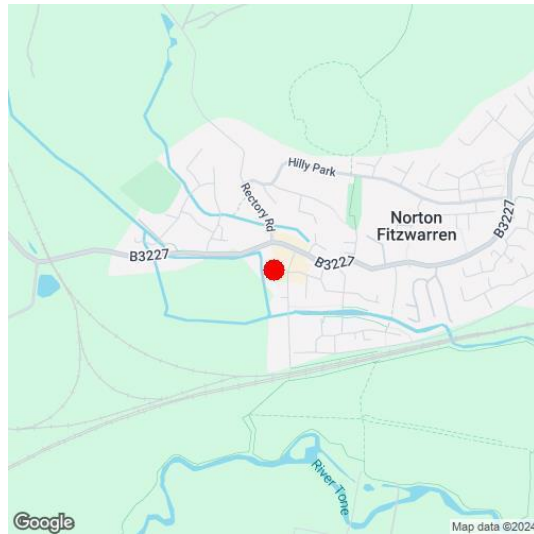
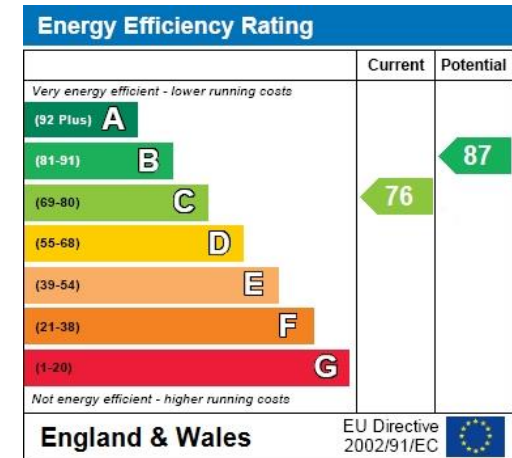
Flood Risk :- Surface medium, river and sea very low.

Primary School Catchment :- Norton Fitzwarren C of E

Secondary School Catchment :- Taunton Academy







Directions

Head out of Taunton along Greenway Road towards Minehead, at the Cross Keys roundabout go straight over and continue into the village of Norton Fitzwarren, after the shops on your left turn left and Marshall Court will be located on the right hand side.

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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GROUND FLOOR



1ST FLOOR



For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale. Made with Metropix © 2020

Viewing strictly by appointment call 01823 336 103

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

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www.trglawrenceandson.co.uk

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

