



Chapples Close, Norton Fitzwarren, Taunton

As you enter, you'll be greeted by a spacious entrance hallway with a convenient cloakroom/shower room and a door leading to the partially integral garage. The ground floor also features a practical utility room and a versatile bedroom 4/office room, perfect for working from home or as a homework station for the children.

The first floor boasts a superb lounge with a lovely balcony, where you can enjoy the fresh air and take in the surrounding views. The modern kitchen/dining room is a real showstopper, with its sleek fittings and Juliette balcony providing additional outdoor space. And for added convenience, there's even a separate WC on this level.

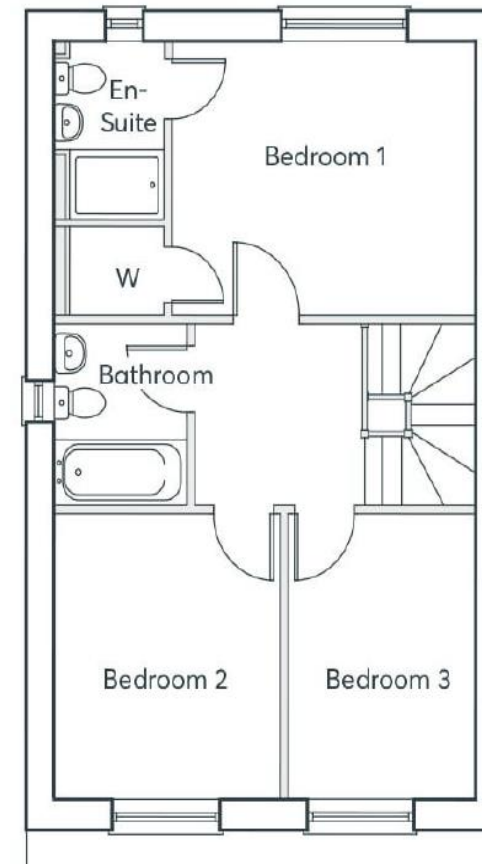
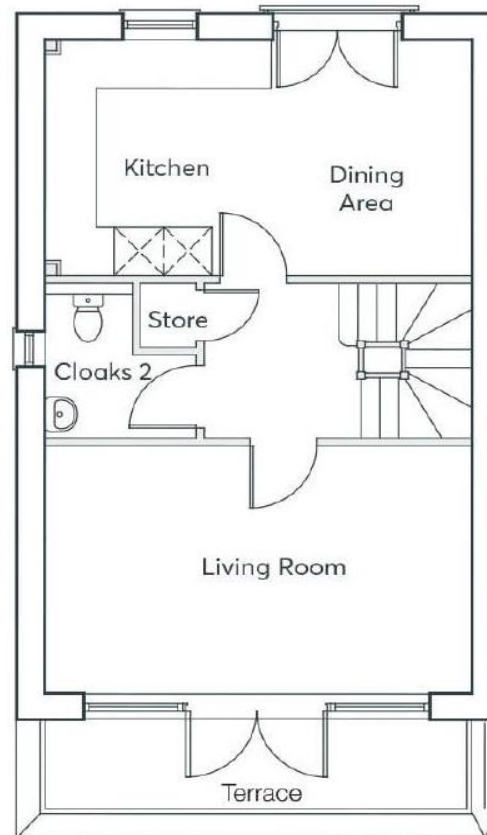
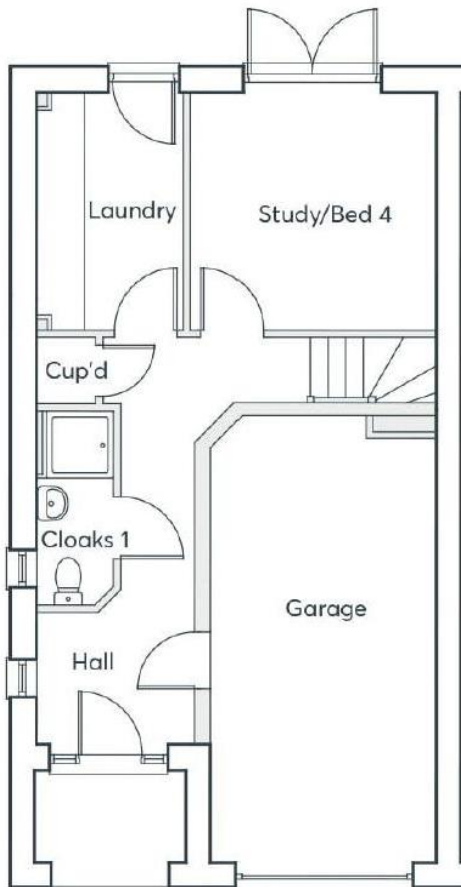
On the second floor, you'll find three generous bedrooms, including one en suite, as well as a bath/shower room.

Key Features

- A versatile modern end of terrace family house
- Conveniently located close to local shops, doctors and countryside walks
- Beautifully presented and well maintained
- Entrance hallway with a cloakroom/WC and door to integral garage
- Utility room and office/bedroom 4
- First floor kitchen/dining room with a Juliette balcony
- Large lounge with a gorgeous balcony
- Garage and driveway. Larger than average rear garden








Tenure: Freehold

Tax band: D

Property Location:
///glow.avoid.spits

Services: The property is connected to mains water, gas, electricity and drainage. The property has an annual management fee for the upkeep of the open green spaces in the region of £200.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		94
(81-91)	B	84	
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
www.EPC4U.COM			

Part A - Please note some of the information will require you looking these details up online provided in the National Trading Standards Material Information in Property Listing (sales) document V1.0 November 2023

Council Tax / Domestic Rates	D
Asking price	£340,000
Tenure*	Freehold

Part B - Please note some of the information will require you looking these details up online provided in the National Trading Standards Material Information in Property Listing (sales) document V1.0 November 2023

Property type	End of terrace house
Property construction	
Number and types of room	4
Electricity supply	Mains electricity
Water supply	Mains water
Sewerage	Mains sewerage
Heating	Gas heating
Broadband	https://checker.ofcom.org.uk/ FTTP (Fibre to the property)
Mobile signal/coverage	https://checker.ofcom.org.uk/ Voice and data likely on EE
Parking	https://www.somerset.gov.uk/roads-travel-and-parking/residential-parking-permits/

Part C - Please note some of the information will require you looking these details up online provided in the National Trading Standards Material Information in Property Listing (sales) document V1.0 November 2023

Building safety	Nothing stated on the sellers PIQ form
Restrictions	Nothing stated on the sellers PIQ form
Rights and easements	Nothing stated on the sellers PIQ form
Flood risk	https://www.gov.uk/request-flooding-history
Coastal erosion risk	https://www.gov.uk/check-coastal-erosion-management-in-your-area
Planning permission	Nothing stated on the sellers PIQ form
Accessibility/adaptations	Nothing stated on the sellers PIQ form
Coalfield or mining area	https://www.gov.uk/check-if-property-is-affected-by-coal-mining
Energy Performance Certificate (EPC)*	B
Including detail of any inescapable costs	The property is subject to an annual service charge



Wilson's has not inspected or tested any equipment, fixtures, fittings, or services within the property, and cannot confirm their working condition or suitability. We recommend you consult a Solicitor or Surveyor to verify the condition and functionality. Information regarding tenure is obtained by Land Registry, we advise that you obtain verification from your Solicitor. Items depicted in photographs are not included in the sale. The property is sold subject to rights of way, public footpaths, easements, wayleaves, covenants, and any matters that may affect the legal title. We have not verified the property's structural integrity, ownership, tenure, acreages, estimated square footage or planning/building regulations. Prospective purchasers are advised to seek validation of all the above matters prior to expressing any formal intent to purchase. Wilson's routinely refer buyers and sellers to local solicitors for conveyancing services and mortgage advisors for mortgage and protection advice. It is your decision whether to use these services. We receive a payment benefit for referring clients of no more than £250 per case. Once an offer is accepted by our client, an Administration Fee of £20 + VAT (£24) per buyer will be required for us to process the necessary checks relating to our compliance and Anti-money laundering obligations. This is a non-refundable payment and cannot be returned.