



WILSONS
ESTATE AGENTS
FOR SALE
01823 324 324

102
Collett Road



102 Collett Road, Norton Fitzwarren, TA2 6DD

Nestled in the increasingly popular village of Norton Fitzwarren, just under three miles from Taunton's town centre, this stunning modern semi-detached family home has been thoughtfully crafted by the esteemed builder, David Wilson Homes. With generous living space spread across three floors, the property exudes an inviting and aesthetically pleasing atmosphere. Upon entering, you are greeted by a welcoming entrance hallway featuring a convenient cloakroom/WC, stairs leading to the first floor, and a door to the left that opens into the lounge. At the end of the hallway, you'll find access to the expansive family kitchen/dining room, which boasts large French doors that lead out to the rear garden, complemented by a window on the side. The kitchen showcases a range of impressive modern built-in units, complete with integral appliances and a breakfast bar, which has been added as a beneficial upgrade. On the first floor, you will discover a family bathroom and three bedrooms, including a guest room with its own en-suite. Ascending to the second floor, the main bedroom presents an impressive set of built-in wardrobes, featuring a dressing area and spacious bedroom section, along with a door leading to an additional en-suite bathroom. This property is equipped with double glazing and gas central heating for added comfort. The rear garden is a low-maintenance two-tiered space, enclosed by wooden panel fencing and featuring a courtesy door to the back of the garage. To the front, there is a garage and driveway for off-road parking.





Property Features

- A modern David Wilson semi detached house of "Bayswater" style
- Increasingly sought after village location of Norton Fitzwarren
- Accommodation arranged over 3 floors
- 4 bedrooms (3 double bedrooms). Main bedroom with dressing area and built in wardrobes
- 2 en-suite bathrooms and an additional family bathroom
- A large modern kitchen/dining room with breakfast bar and integral appliances
- Double glazing and gas central heating
- Two-tiered low maintenance enclosed rear garden
- Garage and driveway (door in garage to rear garden)
- A beautifully presented and designed house close to a local park/green space

Tenure: Freehold

Tax band: D

Services: The property is connected to mains water, sewerage, gas and electricity.

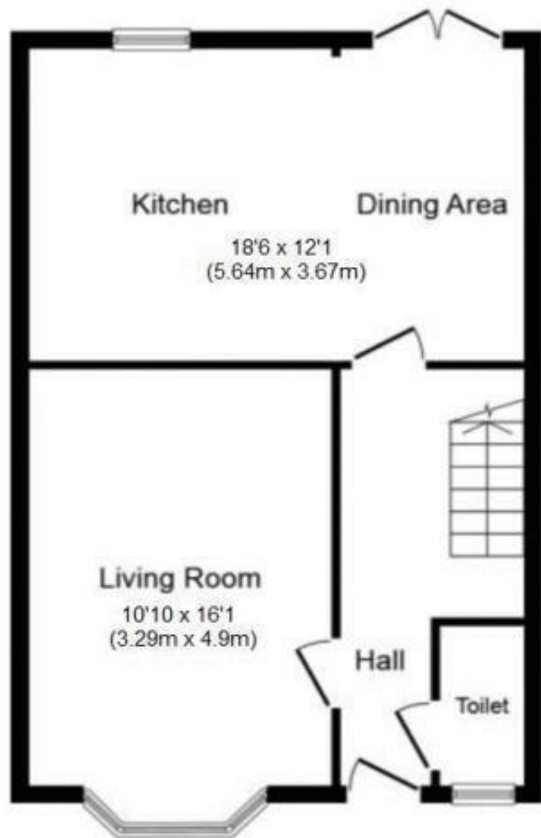
Property location **What 3 Words** [what3words///props.custom.level](https://www.what3words.com/props.custom.level)

The Location of Norton Fitzwarren

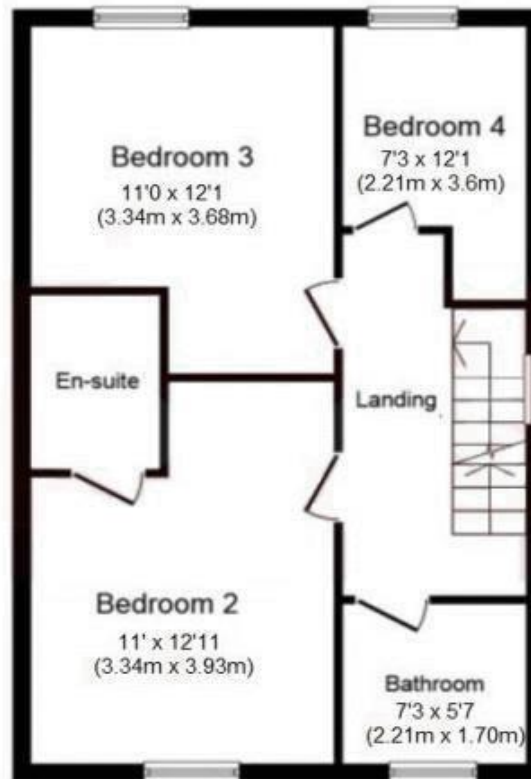
Norton Fitzwarren is a village situated 2 miles northwest of Taunton, offering a range of amenities including shops, food outlets, doctors' surgery and a veterinary centre. The village features a community hall that hosts events such as bingo, quiz nights, live music and baby groups, along with a coffee shop, perfect for socialising. Residents can enjoy the classic British pub experience at The Cross keys pub for lunch and dinner, while The Ring of Bells pub is famed for its Sunday Roasts in a friendly, casual ambiance. Norton Fitzwarren also benefits from a newly designed outdoor basketball courts, tennis courts, football pitch and a short journey to Oak Manor championship golf course. Norton Fitzwarren is situated near the River Tone, where residents can enjoy canoeing, paddle boarding, alongside county walks on the nearby Quantock Hills. A nearby indoor soft play centre is ideal for families, while Norton Fitzwarren features its own primary school and several children's nurseries.



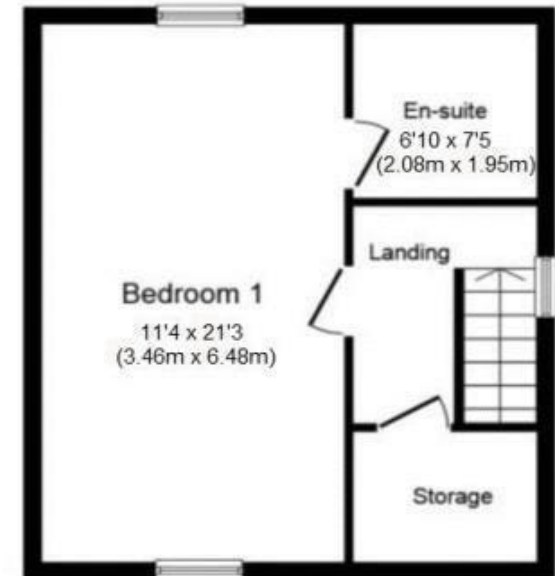
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Ground Floor



First Floor



Second Floor

DISCLAIMER Wilsons 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. Wilsons 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.

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	£360,000
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	Semi Detached House
Property construction	Standard
Number and types of room	Please see floor plan
Electricity supply	Mains electricity
Water supply	Mains water
Sewerage	Mains sewerage
Heating	Gas heating
Broadband	https://checker.ofcom.org.uk/ FTTP (Fibre To The Premises)
Mobile signal/coverage	https://checker.ofcom.org.uk/ Voice and Data likely on EE and Three
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)*	To be confirmed
Including detail of any inescapable costs	Nothing stated on the sellers PIQ form