



Nestled in the heart of Norton Fitzwarren, this charming, older-style three-bedroom detached house offers a wonderful blend of character and convenience. Just a few miles northwest of Taunton, Norton Fitzwarren provides essential local amenities including a CO OP, doctor's surgery, and various food outlets, all served by a regular bus route. Enjoy the beauty of the surrounding countryside with scenic walks just a short distance away. The accommodation is spread over two floors, beginning with an inviting entrance porch that leads into the dining area. This flows seamlessly into the rear-facing lounge, featuring a cozy fireplace and double doors opening onto the garden. A modern, fully-equipped kitchen boasts integrated appliances and has convenient side access. Upstairs, discover two generous double bedrooms and a single bedroom, complemented by a beautiful, modern white bathroom suite. The property benefits from double glazing and gas heating, creating a light and airy atmosphere throughout. Outside, a driveway and garage provide parking, alongside a small front garden. Side access leads to the rear garden, which features a raised patio area, a lower lawn, and established shrub and flower borders.

Key Features

- An older style semi detached house
- Well presented and offered with no onward chain
- Modern quality kitchen with integrated appliances
- Positioned on a no-through road
- Lounge with patio doors to the rear garden
- Separate dining room
- 3 good size bedrooms
- Modern refitted bathroom
- Delightful and established enclosed rear garden with side access
- Garage and off road parking







Tenure: Freehold

Tax band: C

Property Location:

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	84 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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	C
Asking price	£265,000
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	House
Property construction	Brick with tiled roof
Number and types of room	3 bedrooms
Electricity supply	Mains electricity
Water supply	Mains water
Sewerage	Mains sewerage
Heating	Gas heating
Broadband	https://checker.ofcom.org.uk/ Ultrafast
Mobile signal/coverage	https://checker.ofcom.org.uk/ EE, THREE, VODAFONE, 02
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)*	C
Including detail of any inescapable costs	Nothing stated on the sellers PIQ form



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.