





## Dabinett Close, Norton Fitzwarren

Available with no onward chain, this spacious and extended four-bedroom semi-detached house is situated in Norton Fitzwarren on the west side of Taunton. The village offers a range of amenities, including a primary school, nursery, doctor's surgery, various shops, and convenient bus services to the town centre. The property is spread over two floors. The ground floor features a generous lounge, a separate dining room, a kitchen/breakfast room, and a cloakroom/WC. Upstairs, there are four bedrooms and a family bathroom. The home benefits from double glazing and gas central heating. Externally, the property boasts a larger-than-average front garden with off-road parking for multiple vehicles, a garage, and a rear garden with a patio and a spacious lawn. Rear access is also available.

### Key Features

- An extended semi-detached house
- 4 bedrooms
- 2/3 reception rooms
- Modern fitted kitchen
- Garage and off road parking
- Generous corner plot
- Popular village location
- Enclosed rear garden with rear access
- Close to a local Primary school and nursery
- No onward chain







GROUND FLOOR  
749 sq.ft. (69.6 sq.m.) approx.



1ST FLOOR  
469 sq.ft. (43.6 sq.m.) approx.



**Tenure:** Freehold

**Tax band:** C

**Property Location:**  
what3words:///prices.vibes.spaces

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

TOTAL FLOOR AREA: 1218 sq.ft. (113.1 sq.m.) approx.

While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         | 84 B      |
| 69-80 | C             |         |           |
| 55-68 | D             | 64 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                 | £295,000 |
| 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 a tiled roof  |
| Number and types of room | 4  |
| Electricity supply       | Mains electricity  |
| Water supply             | Mains water  |
| Sewerage                 | Mains sewerage   |
| Heating                  | Gas heating  |
| Broadband                | <a href="https://checker.ofcom.org.uk/">https://checker.ofcom.org.uk/</a> Ultrafast  |
| Mobile signal/coverage   | <a href="https://checker.ofcom.org.uk/">https://checker.ofcom.org.uk/</a> Vodafone, EE, 3, o2  |
| Parking                  | <a href="https://www.somerset.gov.uk/roads-travel-and-parking/residential-parking-permits/">https://www.somerset.gov.uk/roads-travel-and-parking/residential-parking-permits/</a> Driveway and on road parking |

**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                                | <a href="https://www.gov.uk/request-flooding-history">https://www.gov.uk/request-flooding-history</a>   |
| Coastal erosion risk                      | <a href="https://www.gov.uk/check-coastal-erosion-management-in-your-area">https://www.gov.uk/check-coastal-erosion-management-in-your-area</a> |
| Planning permission                       | Nothing stated on the sellers PIQ form  |
| Accessibility/adaptations                 | Nothing stated on the sellers PIQ form  |
| Coalfield or mining area                  | <a href="https://www.gov.uk/check-if-property-is-affected-by-coal-mining">https://www.gov.uk/check-if-property-is-affected-by-coal-mining</a>   |
| Energy Performance Certificate (EPC)*     | D   |
| 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.