FOR SALE

Guide Price £200,000

The Old Forge



A charming 2-bed character home in desirable Norton Fitzwarren. Renovated throughout, this modernised semi-detached cottage features a bright sitting room, sleek kitchen, and crisp family bathroom. Outside, enjoy driveway parking and a south-facing garden. No onward chain

Viewing strictly by appointment call 01823 336 103

Monday - Friday 9.00am - 5.30pm
Saturday 9.00am - 1.00pm

TRG Lawrence & Son. 4 Station Road, Taunton, Somerset TA1 1NH
www.trglawrenceandson.co.uk

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

Ground Floor

A lovely modernised and charming semi-detached character home nestled in the heart of the highly desirable village of Norton Fitzwarren. Combining period character charm with sleek, contemporary interiors, The Cottage has been renovated throughout, making it an absolute must-see for first-time buyers, downsizers, or those seeking a stylish, low-maintenance village retreat.

The property boasts driveway parking, a highly sought-after south-facing rear garden, and the distinct benefit of being sold with no onward chain.

Beautifully Renovated: Completely modernised interiors while retaining character appeal.
Two Bedrooms: A double main bedroom with built-in storage and a versatile second bedroom.
Outdoor Living: A much-desired south-facing rear garden.
Private Parking: Front driveway parking providing convenient off-road space.
Prime Location: Walking distance to local amenities with excellent transport links straight into Taunton.
No Chain: Ready for a smooth, swift purchase.

Ground Floor

Entrance Hall, A welcoming entrance hall way that flows effortlessly into the main living accommodation and kitchen.
Sitting Room A, bright yet cosy reception room, perfect for relaxing. Features stairs rising to the first floor and ample space for comfortable furnishings.

Kitchen, A lovely updated, modern kitchen equipped with a range of contemporary base units, sleek worktops, and windows fill the space with natural light.











FIRST FLOOR

Bedroom One, A generous master double bedroom complete with useful built-in storage wardrobe and overlooking the front aspect.

Bedroom Two, A versatile bedroom ideal as a guest room, children's bedroom, or a dedicated home office.

Family Bathroom: A modern, crisp white suite featuring a panelled bath with an overhead shower attachment, a wash hand basin, and a low-level WC.

Outside

Front: The front of the cottage benefits from a dedicated private driveway providing convenient off-road parking.
Rear Garden: Accessible rear garden is a great feature of the property. Boasting a highly coveted south-facing orientation, it offers a sunny, fully enclosed space with a lawn and patio area, perfect for alfresco dining, entertaining, and gardening enthusiasts.

Situated in the historic and popular village of Norton Fitzwarren, the property benefits from a strong sense of community while being just a short drive or bus ride from Taunton town centre. Local amenities within short walking distance include a convenience store, a medical centre, a popular primary school, and local pubs. Excellent commuter links are nearby, including quick access to the M5 motorway and main-line train links via Taunton Railway Station.









Sitting Room c.13'3 x 12'10 (4.03m x 3.91m)

Kitchen c.19'2 x 6'2 (5.84m x 1.87m)

Bedroom 1 c.13'6 max x 11'4 max (4.11m x 3.45m)

Bedroom 2 c.10'7 max x 7'2 max (3.22m x 2.18m)

Council Tax Band: - B

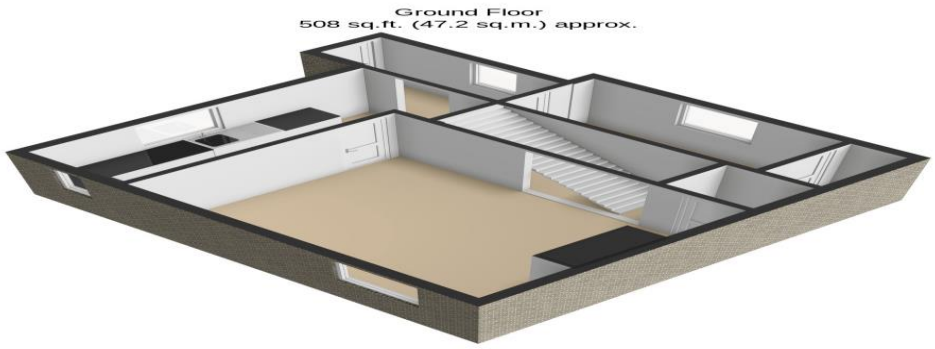
Constriction: - Brick under a tiled roof.

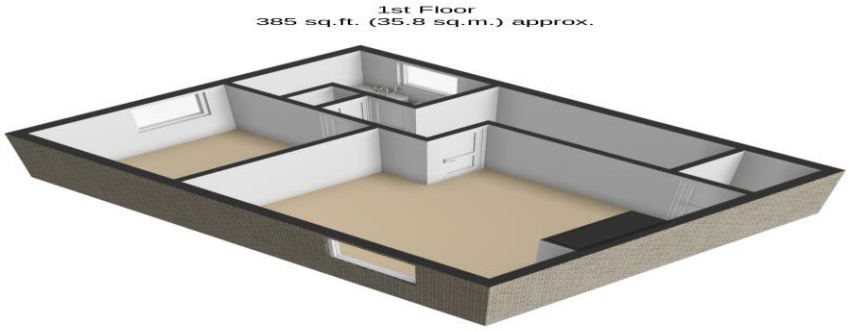
Utilities: - Mains electric, gas, water and drainage.

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

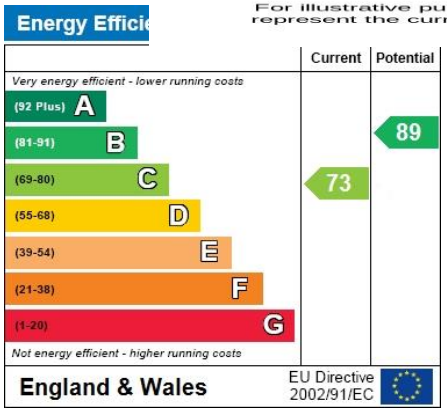
Primary School Catchment: - Norton Fitzwarren Church School.

Secondary School Catchment: - Taunton Academy.





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.
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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, pass the mobile home site on your left and the property will be found on the left.

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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