

**FOR SALE**

**Guide Price £185,000**

**Norton Fitzwarren**



**A 2 bedroom cottage in need of some updating, available with no onward chain, situated in a village location, offering a sitting room, kitchen, family bathroom, gas central heating and a fully enclosed garden with a workshop/store.**

**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](http://www.trglawrenceandson.co.uk)**

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

## Ground Floor

### Accommodation

Front door opening to:-

#### Entrance Hall

With tiled floor, radiator stairs to the first floor accommodation, 2 ceiling lights, door to:-

#### Sitting Room

c.12'8 x 10'8 (3.86m x 3.25m)

With a sash window with shutters to the front aspect, gas real flame fire with back boiler and decorative surround, radiator, picture rail, ceiling light.

#### Kitchen

c.14'6 x 7'3 (4.41m x 2.20m)

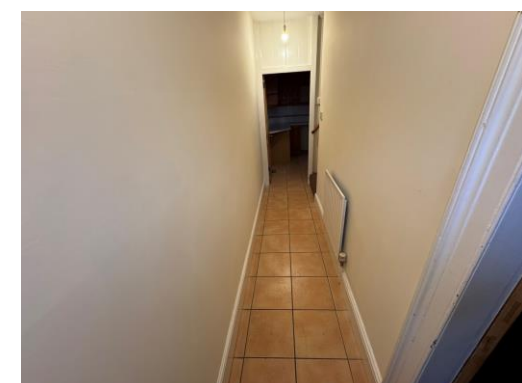
With a window obtaining borrowed light from the rear lobby, tiled floor, fitted units comprising both floor and wall mounted storage cupboards and drawers, with working surfaces incorporating a 1&1/4 bowl single drainer stainless steel sink unit with mixer tap, space and point for an electric cooker with extractor cooker hood over space, space & plumbing for a washing machine, radiator, tiling to splash prone areas, 5 spotlights, door to:-

#### Family Bathroom

With a suite comprising of a bath with electric shower over, pedestal wash hand basin, close coupled WC, all walls benefiting from being fully tiled, heated towel rail, extractor fan, 2 spotlights.

#### Rear Lobby

With a glazed door to the rear aspect, water supply, tiled floor and ceiling light.





## FIRST FLOOR

### Landing

With a ceiling light and doors to:-

### Bedroom 1

c.14'2 x 12'1 (4.31m x 3.68m)

With a sash window to the front elevation, radiator, airing cupboard housing the hot water cylinder and shelving, picture rail, ceiling light.

### Bedroom 2

c.14'6 x 10' (4.41m x 3.04m)

With a double glazed window to the side elevation, radiator, ceiling light.

### Outside

There is a fully enclosed garden with a long pathway/patio giving access to a further enclosed area, which could be laid to lawn with a patio, outside water supply, a concrete seating area and a workshop/study/office with power, light and a roller door.

Council Tax band: - B

Constriction: - Rendered 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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 Plus) <b>A</b>		
(81-91) <b>B</b>		87
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	45	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

## 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.

THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER THE SOLE TRADER TRADING AS TRG LAWRENCE & SON NOR ANY OF THEIR EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.

