



GIBBINS RICHARDS
Making home moves happen

11 Coppin Road, Norton Fitzwarren, Taunton TA2 6TE
£315,000

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This spacious four bedroomed link detached home is ideally situated in the sought after area of Norton Fitzwarren. Positioned perfectly, its thoughtful layout makes it perfect for families or anyone seeking a generous sized property with ample parking. The property would benefit from some updating and improvements. Inside, the entrance hall leads to a well designed layout, featuring a modern kitchen and large welcoming sitting room that opens onto the garden area. To the first floor are four generously proportioned bedrooms, one with an en-suite and a family bathroom, offering plenty of space for family and guests. Externally the property boasts a low maintenance private garden. The property benefits from off road parking for two vehicles and a single garage. No onward chain. Energy rating:

Tenure: Freehold / Energy Rating: C / Council Tax Band: D

Located within walking distance of local amenities including shops, public houses, doctors surgery, pharmacy and primary school, this home also offers an excellent transport links to nearby Taunton. Heating is provided by a modern gas combination boiler.

FOUR GENEROUS SIZED BEDROOMS
SINGLE GARAGE
PARKING FOR TWO VEHICLES
CLOSE TO A RANGE OF AMENITIES
GAS CENTRAL HEATING
PRIVATE GARDEN
NO ONWARD CHAIN





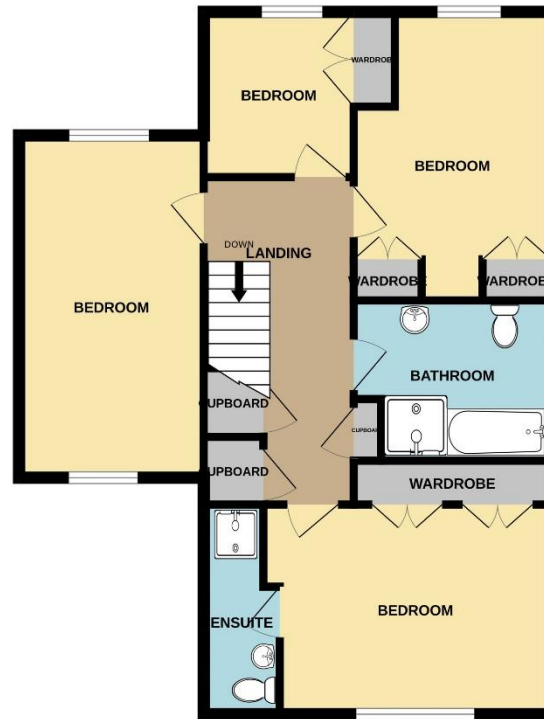
Entrance Hall	13' 10" x 9' 2" (4.21m x 2.79m) Storage cupboard.
Cloakroom	
Kitchen	13' 4" x 8' 10" (4.06m x 2.70m)
Dining Room	13' 4" x 11' 3" (4.06m x 3.42m)
Sitting Room	16' 8" x 14' 1" (5.07m x 4.28m)
First Floor Landing	15' 8" x 6' 11" (4.78m x 2.10m)
Master Bedroom	13' 9" x 10' 0" (4.20m x 3.06m)
En-suite	10' 0" x 3' 8" (3.06m x 1.11m)
Bedroom 2	16' 5" x 8' 10" (5.00m x 2.69m)
Bedroom 3	13' 10" x 9' 5" (4.21m x 2.88m)
Bedroom 4	7' 11" x 7' 2" (2.41m x 2.19m)
Bathroom	9' 5" x 7' 8" (2.88m x 2.34m)
Outside	The property benefits from off road parking for two vehicles and a single garage 16' 5" x 8' 10" (5.00m x 2.70m). Enclosed low maintenance private rear garden.



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, 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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The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.

References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor.

Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.



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We routinely refer potential sellers and purchasers to Mortgage Advice Bureau (MAB) for mortgage and protection advice. It's their decision whether to use those services. In making that decision, it should be known that we receive a payment benefit of not more than £250 per case.
Once an offer is accepted by our client, an Administration Fee of £40 + VAT (£48) per buyer will be required in order 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 should a purchase cease to continue. It can be paid via a card machine, or via BACS transfer.

50 High Street, Taunton, Somerset TA1 3PR Tel: 01823 332828
Email: tn@gibbinsrichards.co.uk Web: www.gibbinsrichards.co.uk