

60 Manor Park,Norton Fitzwarren Taunton TA2 6SG

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welcome to

60 Manor Park, Norton Fitzwarren Taunton

Stunning three-bedroom home in a sought-after Norton Fitzwarren cul-de-sac, offering stylish accommodation, ample parking, a garage and a private garden with summer house.

Occupying a delightful position within an exclusive cul-de-sac in the ever-popular village of Norton Fitzwarren, this exceptional three-bedroom home has been beautifully maintained and stylishly presented throughout, offering an outstanding blend of comfort, space and privacy.

The thoughtfully designed accommodation centres around a spacious living room and a superb kitchen/dining room, creating the perfect setting for both everyday living and entertaining. Upstairs, the property boasts two generous double bedrooms and a well-proportioned third bedroom, all finished to an impressive standard.

Externally, the home continues to impress with ample driveway parking, a garage and a wonderfully secluded rear garden, providing a peaceful retreat away from the everyday. Complemented by a charming summer house, the outdoor space is ideal for relaxing, entertaining guests or enjoying warmer months in complete privacy.

Combining a sought-after village location with beautifully appointed accommodation and outstanding outdoor space, this is a truly attractive home that will appeal to a wide range of discerning buyers.

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

Entrance Porch
Hard floor

Lounge
Double glazed bay window. Blinds. Radiator. Hard floor.

Kitchen/ Diner
Hard floor. Washing machine. Space for dishwasher. Ample work surfaces. Space for Fridge/ Freezer. Double glazed corner aspect. Hard floor. Double glazed french doors.

Landing
Bedroom 1
Double bedroom, Carpeted. Radiator, Built in storage.

Bedroom 2
Double bedroom. Double glazed. Radiator. Carpeted. Built in wardrobe.

Bedroom 3
Single Bedroom. Carpeted. Double glazed. Radiator.

Bathroom
Wash basin. Shower cubicle. Frosted Double glazed with blinds. Hard floor. Spot Light. Extraction fan. W.C.

Loft Space
Combi Boiler - Installed 2019

Front Garden
Mixture of shrubs and trees. Slate shingle border.









Rear Garden
Secluded Garden. Two separate patio areas. Lawn spaces. Large variety of shrubs and trees. Access to front of property. Summer House with power.

Garage
Electric and Lighting

Parking
Ample parking.

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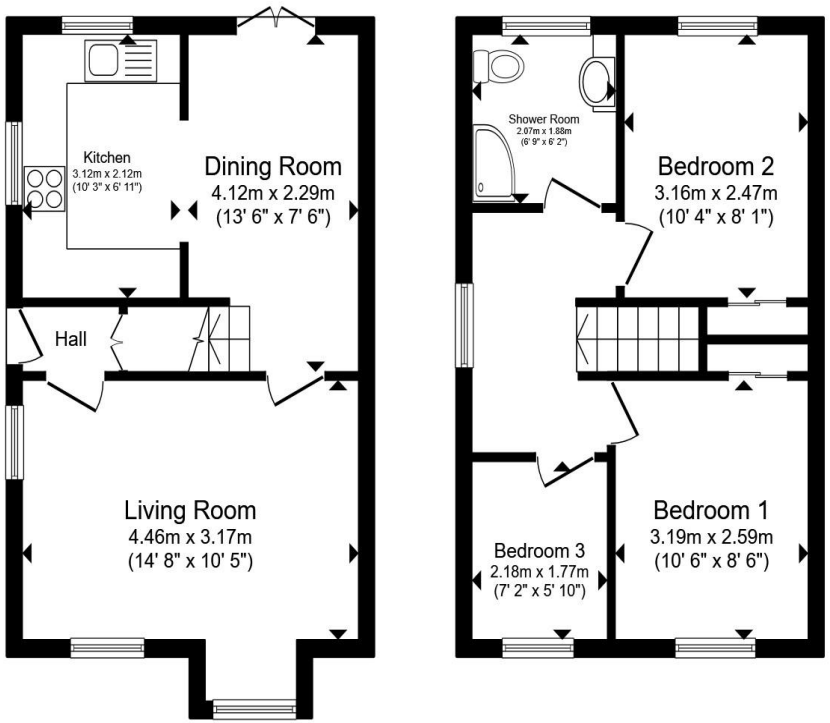
welcome to

60 Manor Park, Norton Fitzwarren
Taunton

- Ample Parking and Garage
- Quiet Cul De Sac Location
- Secluded Rear Garden with Summer House
- Two generous Double bedrooms with further single bedroom
- Beautifully presented throughout!

Tenure: Freehold EPC Rating: C
Council Tax Band: C

£290,000



Total floor area 67.6 m² (727 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

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The Property Ombudsman

Property Ref:
TAU109655 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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