

FOR SALE

Guide Price £68,000

Beauford Park,



An excellent opportunity to acquire a well presented, detached park home situated in the highly sought-after and peaceful Beauford Park development. Designed for low-maintenance, comfortable living, this bright and versatile property is perfect for anyone looking to downsize to a premier over-50s community.

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

Charming 1-bed + study detached park home in the peaceful, over-50s Beauford Park, Norton Fitzwarren. Features a bright lounge, modern kitchen, and low-maintenance wrap-around garden. No onward chain, pet-friendly, and close to local shops and Taunton transport links. Ideal for downsizing!

Key Features

No Onward Chain: Ready for immediate vacant possession.

Flexible Layout: One bedroom plus a separate dedicated study.

Private Outside Space: Low-maintenance wrap-around garden area.

Prime Location: Nestled within a popular, pet-friendly over-50s residential site.

Excellent Transport Links: Easy access to local amenities and nearby Taunton town centre.

Accommodation

Sitting Room c.11'1 x 9'1 (3.37m x 2.77m)

A bright, welcoming, and cosy reception space featuring large windows that flood the room with natural light. The versatile layout offers plenty of space for comfortable seating and storage, creating the perfect environment to relax or entertain guests.

Lovely Kitchen c.9'5 x 9'1 (2.91m x 2.77m)

A neatly designed, modern fitted kitchen equipped with a range of wall and base units, ample countertop work surfaces, and dedicated spaces for essential appliances. Functional, stylish, and perfect for home cooking.



Principal Bedroom c.6'6 x 5'7 (2.03m x 1.74m)

A well-proportioned, peaceful double bedroom providing a quiet retreat. Features ample space for a double bed, bedside tables, and freestanding or built-in wardrobes.

Separate Study c.6'3 x 5'5 (1.91m x 1.70m)

A valuable asset to the home, this separate room is ideal for use as a home office, hobby craft room, or additional walk-in storage area, offering flexibility to suit your lifestyle needs.

Bathroom

A contemporary, cleanly finished bathroom suite comprising a bath/shower arrangement, wash hand basin, and low-level WC.

Outside

The property is surrounded by its own private, low-maintenance wrap-around garden. This outside space is ideal for outdoor seating, potted plants, and enjoying sunny afternoons without the burden of heavy upkeep.

Location & Lifestyle

Beauford Park is a peaceful and highly regarded residential community exclusively for the over 50s. Located in the historic village of Norton Fitzwarren, the property is just a short distance from an array of excellent village amenities, including a local [Sainsbury's supermarket, medical centre, post office, and traditional pubs](#). A regular bus service connects the village directly to the bustling county town of Taunton, which offers premier shopping, restaurants, and mainline rail links.

Council Tax Band: - A

Ground Rent: - c. £167.00 a month

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.

There is a 10% site return fee upon re-sale, sold with the 2013 park home act.



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, Beauford Park will be found on your left hand side.

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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