

40 Collett Road

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Norton Fitzwarren, Taunton, Somerset, TA2 6DD

Taunton Town Centre 2.2 miles

A beautifully maintained three-bedroom mid-terrace home offers spacious and versatile accommodation with garage and parking.

- Popular Langford Mead development
- Three well-proportioned bedrooms
- Fitted kitchen and cloakroom
- Garage with power and lighting
- Council Tax band C
- Spacious living room with garden access
- Principal bedroom with en-suite shower room
- Low-maintenance rear garden
- Off-road parking
- Freehold

Guide Price £265,000

SITUATION

Situated within the highly sought-after Langford Mead development in Norton Fitzwarren a popular village on the western side of Taunton, offering a range of everyday amenities, schooling, and countryside walks. The property is well placed for commuting via the A38, M5 motorway and Taunton railway station, whilst remaining within easy reach of the town centre and surrounding Somerset countryside.

DESCRIPTION

A beautifully maintained three-bedroom mid-terrace home offers spacious and versatile accommodation, ideal for first-time buyers, young families, or investors alike the property combines modern living with excellent practicality.







ACCOMMODATION

The accommodation is arranged over two floors and includes an entrance hall, giving access to a cloakroom, kitchen, and generous living room. The spacious lounge enjoys a pleasant outlook over the rear garden and benefits from double patio doors, creating a bright and sociable living space.

To the front of the property, the fitted kitchen offers a range of storage units and work surfaces, together with space and plumbing for white goods and an integrated oven with gas hob.

On the first floor, the principal bedroom features a walk-in wardrobe and an en-suite shower room. Two further bedrooms provide flexible accommodation for family members, guests, or home working, and are served by a family bathroom fitted with a bath, wash basin, and WC.

OUTSIDE

Outside, the rear garden has been beautifully landscaped for ease of maintenance and includes raised decking and entertaining areas. A door provides access to the garage with power and lighting is situated nearby, together with off-road parking.

SERVICES

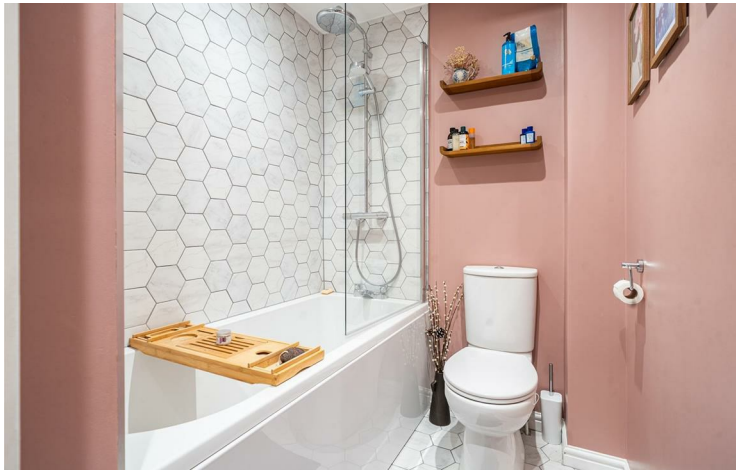
Mains drainage, gas, electricity, water. Gas fired central heating - combi boiler. Ultrafast broadband available (Ofcom), Mobile signal good indoors and out (Ofcom). Please note the agents have not inspected or tested the services

DIRECTIONS

From the centre of Taunton head in an westerly direction onto Wellington New Road. At the roundabout take the third exit onto Silk Mills Road taking a left after the second set of double traffic lights into the Langford Mead development. Upon entering the development, pass the David Wilson show home on your right and continue on Collett Road where the property will be located shortly after on your right.

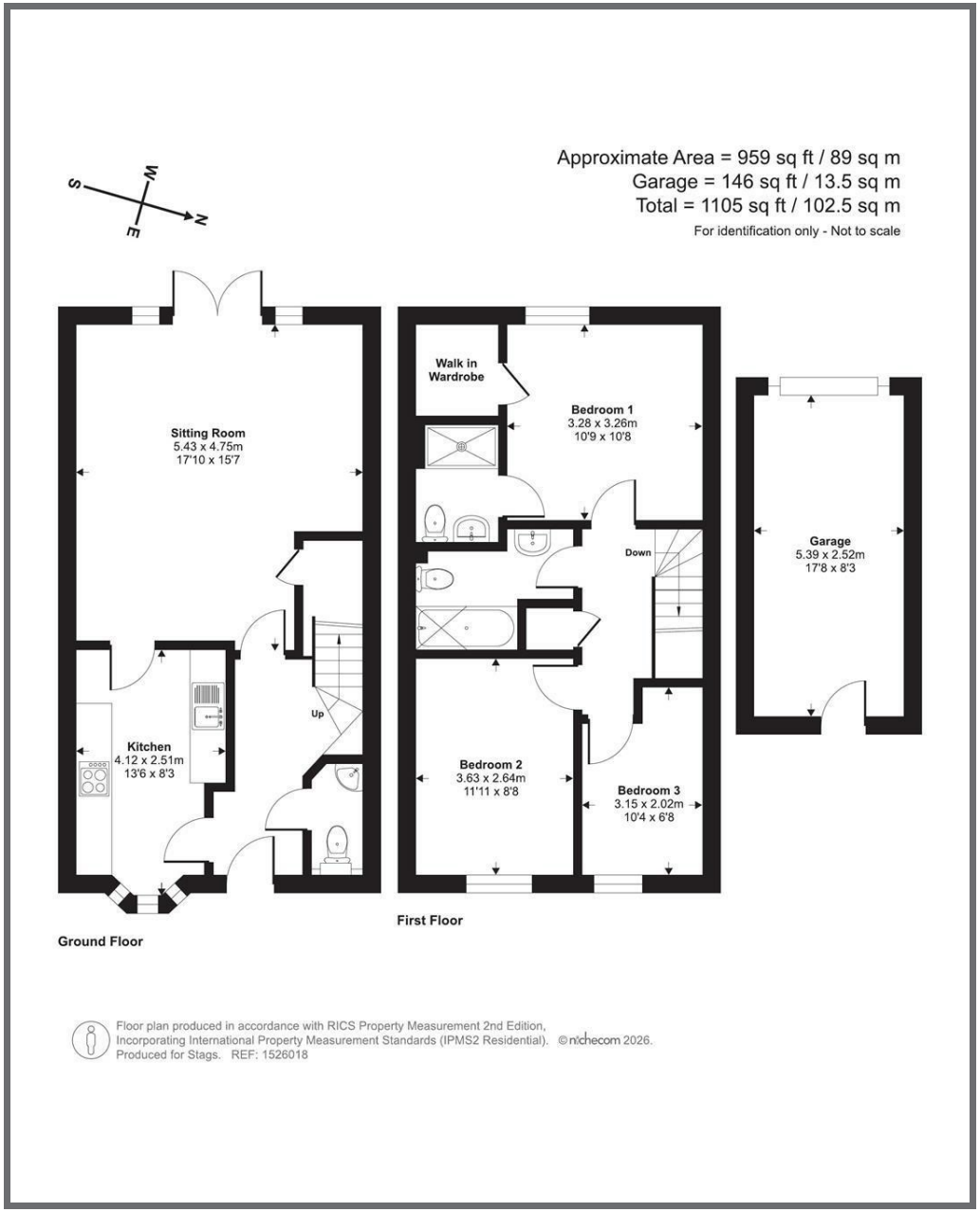




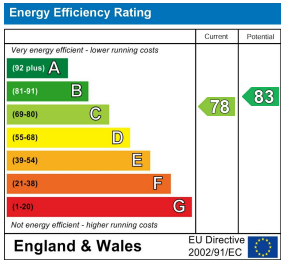


IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.





STAGS



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