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CONVEYANCING REFERRALS: We routinely refer potential sellers and purchasers to a selection of recommended local conveyancing firms. Whether to use any of these services is entirely your decision. Should you choose to do so, please be aware that we may receive a referral payment of no more than £150 plus VAT.

ANTI-MONEY LAUNDERING CHECKS: Once an offer is accepted by our client, an administration fee of £30 including VAT per buyer will be payable in order to process the necessary checks relating to our compliance with Anti-Money Laundering legislation. This is a non-refundable payment and cannot be returned should the purchase not proceed.

PAYMENT can be made by card or BACS transfer.

FINANCIAL EVALUATION: In accordance with the Code of Practice for Residential Estate Agents, at the time an offer is made and considered by the seller, we are required to take reasonable steps to establish the source and availability of the prospective purchaser's funds. This information will be passed to the seller and may include whether the purchaser needs to sell a property, requires a mortgage, claims to be a cash buyer, or any combination of these. These reasonable steps continue after acceptance of the offer until exchange of contracts and include regular monitoring of the purchaser's progress in securing the funds required, with relevant updates reported to the seller.

1 Orchard Cottages

TA2 6RQ

£300,000 Freehold

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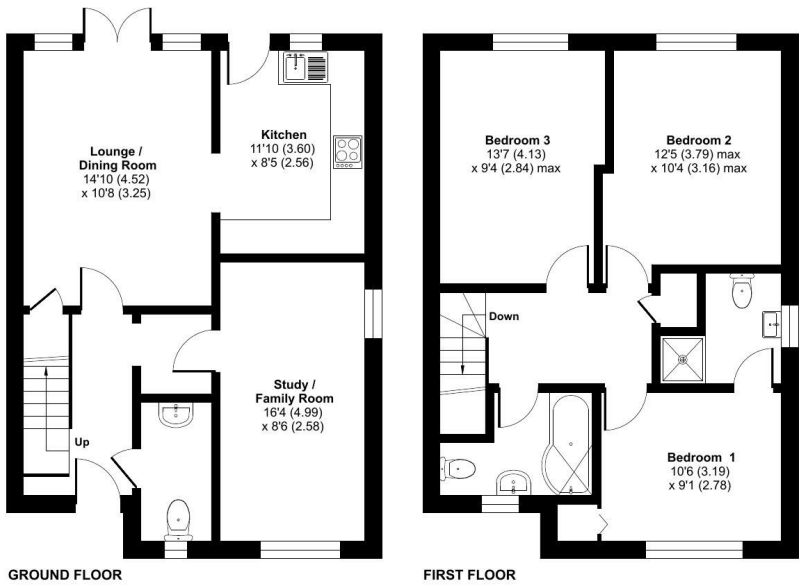
EPC

Wilkie May & Tuckwood

Floor Plan

Norton Fitzwarren, Taunton, TA2

Approximate Area = 1092 sq ft / 101.4 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n3cheom 2026. Produced for JREA Ltd TA Wilkie May & Tuckwood, Taunton. REF: 1497416



Description

- Three Bedroom Semi Detached Family Home
- uPVC D/G & Gas C/H
- Good Size Garden
- Ample Parking
- Close to The Centre Of Norton Fitzwarren

Constructed in 2016 and ideally situated within easy reach of the centre of the ever-popular village of Norton Fitzwarren, this beautifully presented three-bedroom semi-detached family home offers spacious, modern accommodation throughout.

Benefitting from mains gas-fired central heating, uPVC double glazing, a generous enclosed rear garden, and off-road parking for three vehicles, the property has also been enhanced by the thoughtful conversion of the former garage into a versatile additional reception room, ideal as a home office, playroom or family room.



The accommodation briefly comprises a welcoming entrance hall with stairs rising to the first floor, a cloakroom, living room and the converted study/family room. Positioned at the rear of the property, the spacious living room enjoys French doors opening onto the garden and flows seamlessly through an archway into the contemporary fitted kitchen.

The kitchen is well equipped with a matching range of wall and base units, complementary work surfaces and tiled splashbacks. Integrated appliances include an electric oven, four-ring induction hob with extractor hood, fridge, freezer and dishwasher, providing a practical and stylish space for everyday living.

The versatile study/family room benefits from dual-aspect windows, creating a bright and flexible space to suit a variety of lifestyles.

To the first floor are three well-proportioned bedrooms, including the principal bedroom with its own en-suite shower room. The remaining bedrooms are served by a modern family bathroom comprising a WC, wash hand basin and P-shaped bath with shower over.

Externally, the property is approached via a large shared driveway providing off-road parking for three vehicles. To the rear is a fully enclosed, well-maintained garden featuring a brick-paved patio adjoining the house, perfect for outdoor entertaining. Steps lead to a generous lawn bordered by a variety of mature trees and established shrubs, creating an attractive and private outdoor space for the whole family to enjoy.

