



42 Rectory Road, Norton Fitzwarren, Taunton TA2 6SD
£182,500

GIBBINS RICHARDS 
Making home moves happen

LARGE REAR GARDEN! A spacious ex-local authority home boasting generous size gardens. Accommodation is warmed by gas central heating and includes: Hall with stairs to first floor, lounge/dining room, fitted kitchen, downstairs WC. 3 bedrooms, bathroom. Easy reach of local facilities. Energy rating : C-69

THE PROPERTY

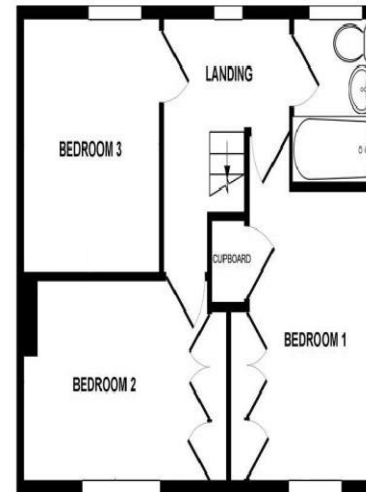
This ex local authority home provides spacious accommodation and benefits from a large private rear garden. The property is located on the edge of a popular village which contains a number of amenities whilst Taunton town centre is approximately three miles distant. The accommodation is warmed by gas central heating and provides a generous size lounge/dining room, well equipped kitchen with built-in oven and hob, useful downstairs cloakroom as well as three good size bedrooms and bathroom to the first floor. Communal parking area close by.

- SPACIOUS TERRACE HOME
- LOUNG/DINER
- MODERN KITCHEN
- DOWNSTAIRS WC
- 3 BEDROOMS
- FIRST FLOOR BATHROOM
- GOOD SIZE REAR GARDEN
- NO ONWARD CHAIN
- GAS CENTRAL HEATING

Entrance Hall	Stairs to first floor.
Lounge/Dining Room	16' 5" x 12' 0" (5.00m x 3.65m)
Kitchen/Breakfast Room	13' 4" x 8' 3" (4.06m x 2.51m) Built-in oven and hob. Understairs storage. Boiler/airing cupboard containing a combination gas fired boiler.
Lobby	Door to rear garden. Access to:
Cloakroom	Wash basin and wc.
First Floor Landing	
Bedroom 1	10' 3" x 8' 5" (3.12m x 2.56m) Fitted wardrobe and overhead storage.
Bedroom 2	12' 2" x 7' 2" (3.71m x 2.18m)
Bedroom 3	9' 1" x 9' 0" (2.77m x 2.74m) Fitted wardrobe.
Bathroom	Panelled bath, wash basin and wc.
Outside	The property is set well back from the road enjoying a good degree of frontage. The rear garden is of generous size and contains two storage sheds.



GROUND FLOOR



FIRST FLOOR

For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. Some photographs may have been taken using a wide angle lens. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property.

