



GIBBINS RICHARDS
Making home moves happen

10 Marshall Court, Norton Fitzwarren, Taunton TA2 6BW
£245,000

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A three bedroomed modern terrace home located within the village of Norton Fitzwarren. The accommodation consists of; entrance hall, cloakroom, sitting room, kitchen/diner, three first floor bedrooms with an en-suite shower room to the main bedroom and a separate family bathroom. Externally the property benefits from a low maintenance south facing rear garden, single garage and parking.

Tenure: Freehold / Energy Rating: C / Council Tax Band: C

Constructed by Bellway Homes in 2009, the property boasts well presented accommodation which is warmed by gas central heating. Norton Fitzwarren contains a good range of day to day amenities including a nearby shopping parade, medical centre, primary school and public house. Taunton town centre is less than three miles distant and boasts a wide and comprehensive range of shopping facilities, as well as a park and ride service.

- TERRACE HOME
- THREE BEDROOMS
- EN-SUITE SHOWER ROOM
- GROUND FLOOR CLOAKROOM
- GAS CENTRAL HEATING
- CLOSE TO AMENITIES
- GARAGE AND PARKING
- LOW MAINTENANCE SOUTH FACING REAR GARDEN





Entrance Hallway

Cloakroom

Sitting Room 17' 7" x 15' 1" (5.36m x 4.59m)

Kitchen/Diner 15' 1" x 9' 0" (4.59m x 2.74m)

First Floor Landing With airing cupboard and access to loft space.

Bedroom 1 13' 6" x 8' 2" (4.11m x 2.49m)

En-suite

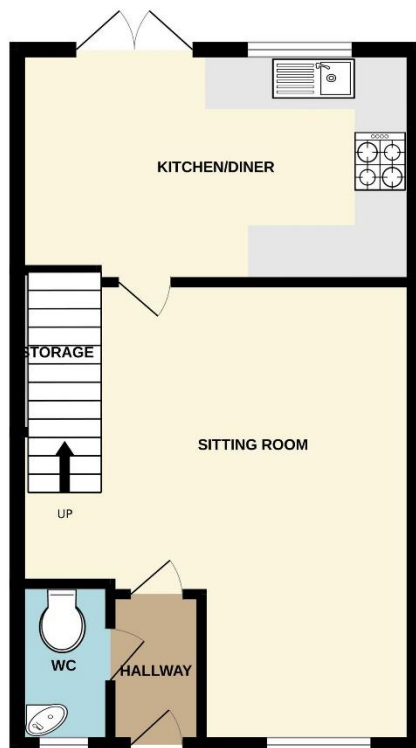
Bedroom 2 10' 2" x 8' 2" (3.10m x 2.49m)

Bedroom 3 8' 3" x 6' 7" (2.51m x 2.01m)

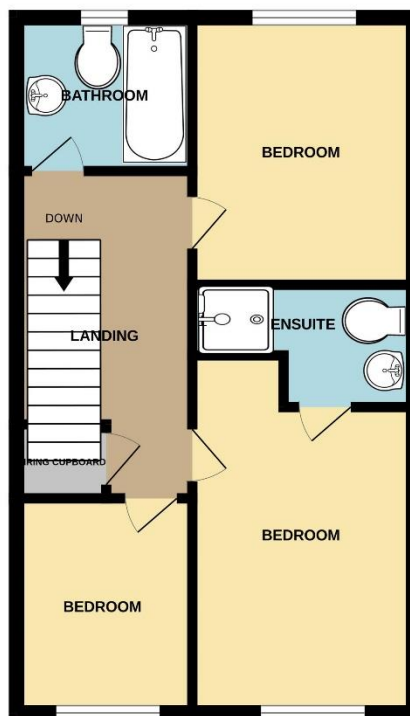
Outside South facing hard landscaped rear garden with rear access gate leading to GARAGE and parking.



GROUND FLOOR
400 sq.ft. (37.2 sq.m.) approx.



1ST FLOOR
400 sq.ft. (37.2 sq.m.) approx.



TOTAL FLOOR AREA : 801 sq.ft. (74.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.

References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor.

Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.



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