



GIBBINS RICHARDS   
Making home moves happen

48 Port Stanley Close, Norton Fitzwarren, Taunton TA2 6FD  
Guide Price £430,000

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A substantial Holden design four bedroomed detached family home located in a tucked away cul-de-sac position in Norton Fitzwarren, to the north west of Taunton.

Tenure: Freehold / Energy Rating: B / Council Tax Band: E

The property is offered to the market with no onward chain and it has extremely spacious accommodation over two floors in the form of; sitting room, ground floor study/office/second sitting room, large kitchen/diner/family area to the rear. On the first floor there are four good sized bedrooms, the master with en-suite, and a family bathroom. The property has a two tiered garden to the rear, mainly laid to patio and lawn. There is also the benefit of a garage to the side with parking in front. 48 Port Stanley Close is tucked away in the cul-de-sac and benefits from no passing traffic, apart from that of its neighbouring property. Despite needing a little refreshing internally, it is a superb opportunity to acquire a well priced, well located and well presented family home.

FOUR BEDROOMED DETACHED FAMILY HOME  
NO ONWARD CHAIN  
THREE RECEPTION AREAS  
FABULOUS KITCHEN/DINER/FAMILY AREA  
TWO TIERED REAR GARDEN  
GARAGE AND PARKING  
TUCKED AWAY CUL-DE-SAC POSITION  
CLOSE TO AMENITIES







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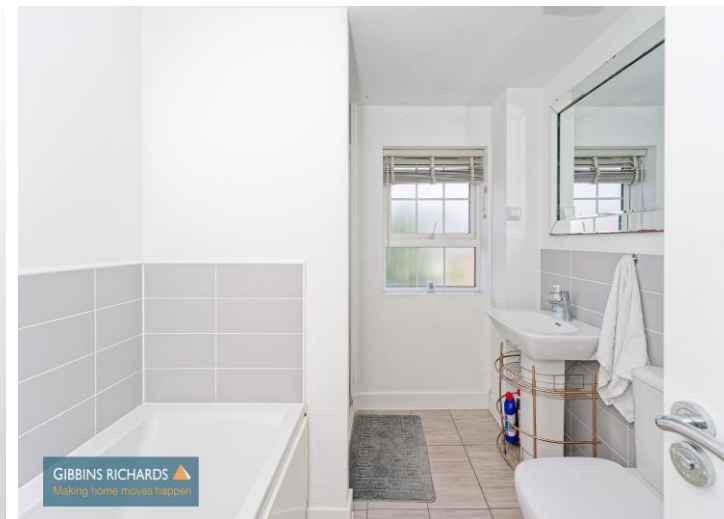
Entrance Hall	
Study/Office	9' 4" x 7' 8" (2.84m x 2.34m)
Sitting Room	19' 0" x 12' 2" (5.79m x 3.71m) Plus bay window.
Kitchen/Diner/ Family Room	20' 4" x 11' 6" (6.19m x 3.50m) Plus bay window.
Utility Room	9' 0" x 5' 4" (2.74m x 1.62m)
Cloakroom	
First Floor Landing	
Bedroom 1	13' 1" x 12' 2" (3.98m x 3.71m)
En-suite	8' 0" x 4' 8" (2.45m x 1.41m)
Bedroom 2	12' 4" x 12' 2" (3.76m x 3.71m)
Bedroom 3	13' 5" x 9' 5" (4.09m x 2.87m)
Bedroom 4	10' 2" x 9' 5" (3.10m x 2.87m)
Bathroom	10' 5" x 7' 7" (3.18m x 2.31m)
Outside	Garage 19' 7" x 9' 8" (5.96m x 2.94m). To the rear of the property is a two tiered garden, mainly laid to patio and lawn with fenced borders.



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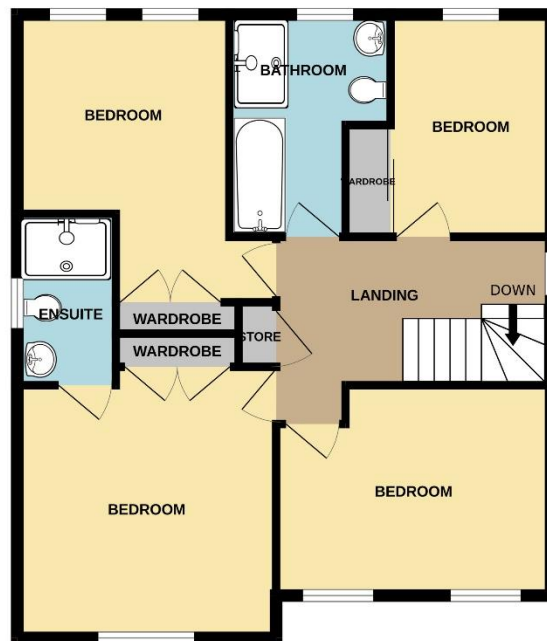
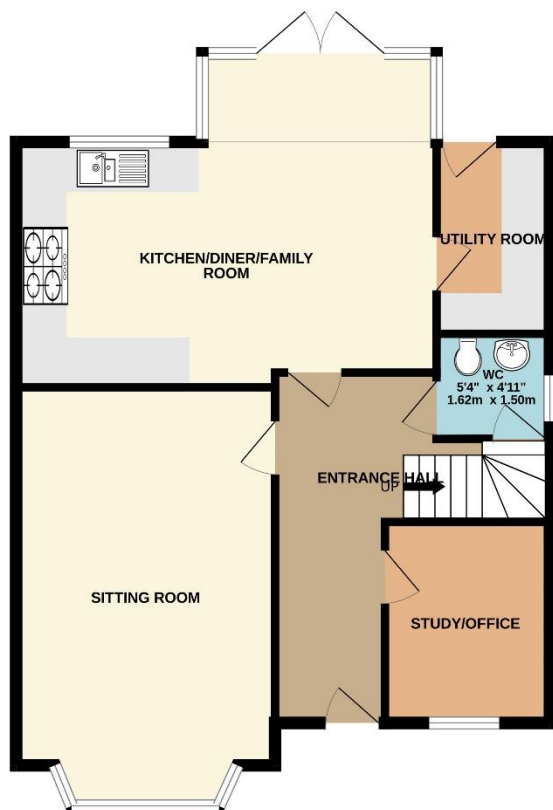


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GROUND FLOOR

1ST FLOOR



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.



We routinely refer potential sellers and purchasers to a selection of recommended conveyancing firms – both local and national. It is their decision whether to use those services. In making that decision, it should be known that we receive a payment benefit of not more than £200 per transaction.  
We routinely refer potential sellers and purchasers to Mortgage Advice Bureau (MAB) for mortgage and protection advice. It's their decision whether to use those services. In making that decision, it should be known that we receive a payment benefit of not more than £250 per case.  
Once an offer is accepted by our client, an Administration Fee of £30 + VAT (£36) **per buyer** will be required in order for us to process the necessary checks relating to our compliance and Anti-Money Laundering obligations. This is a non-refundable payment and cannot be returned should a purchase cease to continue. It can be paid via a card machine, or via BACS transfer.

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