



GIBBINS RICHARDS   
Making home moves happen

3 Little Acre Park, Station Road, Norton Fitzwarren, Taunton TA2 6RF  
**£145,000**

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This pristine 12ft x 40ft, 2022 Tingdene Kensington Park Home is now available for sale with no onward chain. Located on the desirable, purpose built park home site in the popular Norton Fitzwarren area of Taunton, this property offers modern living in a tranquil community. The development comprises of only 6 permanent residents, ensuring exclusivity and features the latest design and quality from leading manufacturers. The accommodation includes an entrance hall, a contemporary high specification kitchen with integrated appliances and French doors, a spacious dual aspect living room, a master bedroom with fitted wardrobes, a guest bedroom and a beautifully finished shower room with power shower. Outside, the home is situated on an attractive plot with lawned garden, a premium quality garden shed with electric and an allocated parking space right next to the property. The home is heated via LPG Ariston gas boiler, with full service history, supplied by four large gas bottles, stored in a purpose built shed, giving new owners the flexibility to select their preferred supplier. Electricity, water and sewerage services are managed through the parks arrangements, with separate meters for each utility. This is a fully licensed residential park under the Park Homes Act 2013, providing residents with peace of mind and legal protection.

Tenure: Freehold / Energy Rating: Exempt / Council Tax Band: A

Located within the sought after Norton Fitzwarren, the community is popular amongst those looking to downsize to enjoy a peaceful, over 50's lifestyle. Conveniently close to amenities, including shops, a post office, doctors surgery, public houses, take-aways and just a short drive to the vibrant town of Taunton, as well as the local bus route being only a short walk away, this home offers an excellent opportunity for comfortable, low maintenance living.

GROUND RENT / PITCH FEE £224.45 PER MONTH

PETS ARE ALLOWED ON THE SITE

10% SITE RETURN FEE UPON RE-SALE

SOLD UNDER 2013 PARK HOMES ACT

HEATED BY LPG HEATING



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Entrance

Sitting Room 10' 10" x 9' 5" (3.30m x 2.88m)

Kitchen/Diner 17' 3" x 10' 10" (5.26m x 3.30m)

Bedroom 1 11' 0" x 8' 8" (3.35m x 2.64m)  
Fitted wardrobes.

Bedroom 2 7' 9" x 5' 8" (2.35m x 1.72m)

Shower Room 7' 9" x 5' 9" (2.35m x 1.74m)

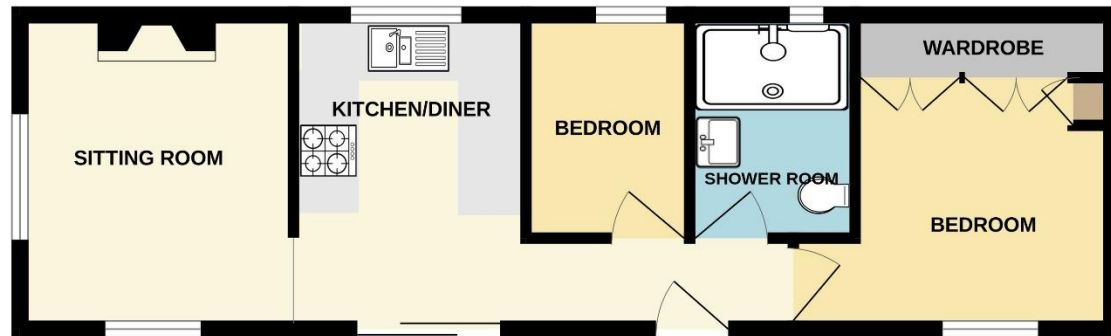
Outside Attractive plot with lawned garden, a premium quality garden shed with electric and an allocated parking space right next to the property.

Outgoings There is a monthly charge of £224.45 for ground rent.





## GROUND 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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