



GIBBINS RICHARDS   
Making home moves happen

19 Port Stanley Close, Norton Fitzwarren, Taunton TA2 6FD  
Guide Price £300,000

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A beautifully presented mid terrace three storey town house located in a convenient and popular position in Norton Fitzwarren, which forms part of a modern development. No onward chain.

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

Built in 2016, this property has been beautifully maintained by the current owners and it is ready to move into with no onward chain. The home has a flexible interior which could include up to four bedrooms, depending how the first floor is utilised. The accommodation currently offers a ground floor study and cloakroom, a good sized kitchen and then a family room to the rear with a bay window offering double doors out to the rear garden. On the first floor there is a sitting room, bathroom and third bedroom, whilst on the top floor, bedroom one is served by an en-suite and bedroom two is also another double. The property is augmented by an enclosed rear garden and there is a garage in a nearby block as well as a parking space.

MID TERRACE THREE STOREY TOWN HOUSE  
POPULAR POSITION IN NORTON FITZWARREN  
BEAUTIFULLY MAINTAINED  
THREE GOOD SIZED BEDROOMS  
EN-SUITE TO THE MASTER BEDROOM  
GAS CENTRAL HEATING  
DOUBLE GLAZING  
ENCLOSED REAR GARDEN  
GARAGE IN A NEARBY BLOCK  
NO ONWARD CHAIN



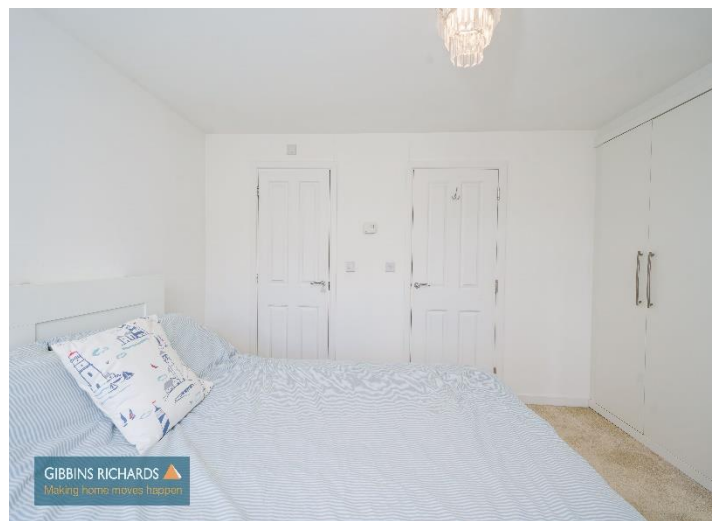


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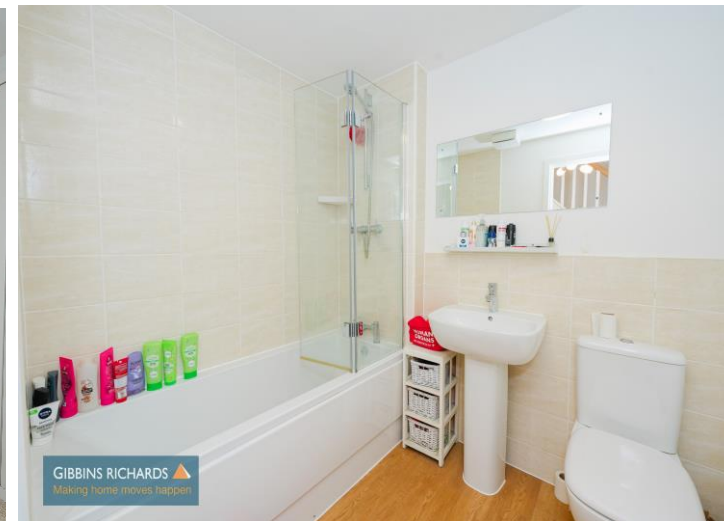
Entrance Hall	With utility cupboard housing washing machine plumbing and the boiler.
Cloakroom	
Study	7' 10" x 6' 5" (2.39m x 1.95m)
Kitchen	10' 1" x 6' 5" (3.07m x 1.95m)
Family Room	14' 0" x 13' 8" (4.26m x 4.16m) plus bay window.
First Floor Landing	
Bathroom	7' 1" x 6' 0" (2.16m x 1.83m)
Sitting Room	13' 8" x 11' 0" (4.16m x 3.35m)
Bedroom 3	13' 8" x 9' 10" (4.16m x 2.99m) maximum.
Second Floor	
Bedroom 1	13' 8" x 11' 0" (4.16m x 3.35m)
En-suite	6' 11" x 6' 0" (2.11m x 1.83m)
Bedroom 2	13' 8" x 10' 0" (4.16m x 3.05m)
Outside	The property has an enclosed rear garden, mainly fenced and laid to lawn with steps leading up to a parking area and garage in a nearby block.



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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.  
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