



GIBBINS RICHARDS 
Making home moves happen

76 Dragon Rise, Norton Fitzwarren, Taunton TA2 6FB
£290,000

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This impressive three bedroomed semi detached home presents modern, beautifully maintained, living space. Meticulously cared for and in immaculately condition, this property is perfect for anyone seeking a stylish low maintenance residence. This immaculate home is 'move-in' ready and is beautifully maintained and presented throughout. Inside the layout includes a modern kitchen/diner leading to the garden, a generous living area and ground floor cloakroom. The home features three good sized bedrooms, a modern family bathroom and an en-suite to the master bedroom. Externally the property benefits from a private low maintenance rear garden. The garden highlights a charming dual pump water feature, a pond and has access into the rear of the garage via a side door. Being offered to the market with no onward chain, this home also includes a single garage, off road parking for two vehicles and is positioned on a desirable corner plot.

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

Located within walking distance of local amenities such as shops, public houses, doctors surgery, pharmacy and primary school, the property also enjoys excellent transport links to nearby Taunton. The property is warmed by gas central heating via a modern combination boiler located in the kitchen. This property is ideal for those seeking a spacious and modern home in a growing village on the outskirts of Taunton.

LOCATED IN A POPULAR TAYLOR WIMPEY MODERN DEVELOPMENT
THREE GENEROUS SIZED BEDROOMS
LARGE CORNER PLOT
SINGLE GARAGE
PARKING FOR TWO VEHICLES
GROUND FLOOR CLOAKROOM
CLOSE TO A RANGE OF LOCAL AMENITIES
GAS CENTRAL HEATING
IMMACULATELY PRESENTED ACCOMMODATION
PRIVATE REAR GARDEN

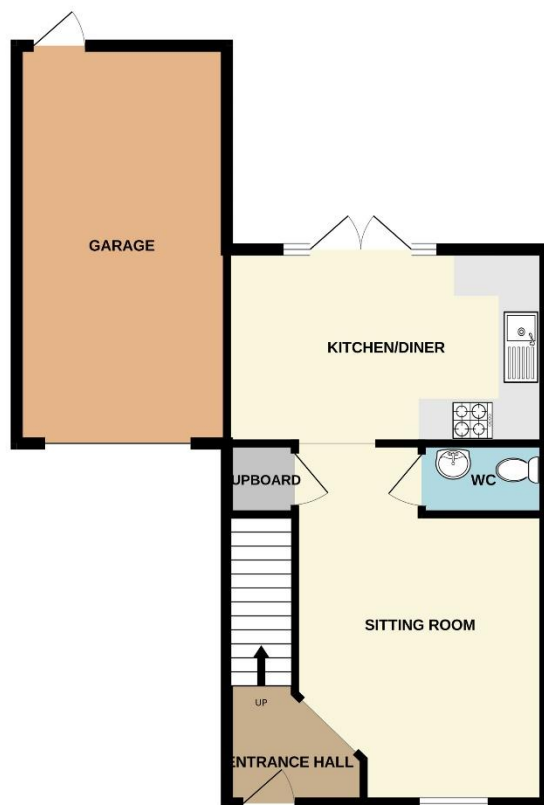




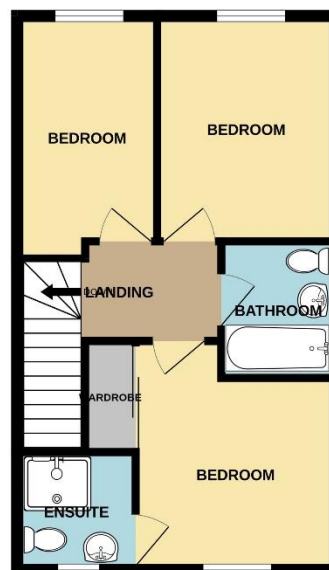
Entrance Hall	14' 1" x 6' 8" (4.28m x 2.02m)
Sitting Room	13' 9" x 11' 4" (4.19m x 3.45m)
Cloakroom	6' 0" x 3' 3" (1.83m x 0.99m)
Kitchen/Diner	15' 4" x 9' 4" (4.67m x 2.84m)
First Floor Landing	
Bedroom 1	9' 7" x 9' 3" (2.92m x 2.82m)
En-suite	
Bedroom 2	10' 8" x 8' 6" (3.25m x 2.59m)
Bedroom 3	10' 8" x 6' 6" (3.25m x 1.98m)
Bathroom	5' 5" x 6' 3" (1.65m x 1.90m)
Outside	To the front of the property is driveway parking for two vehicles leading to the garage. Private enclosed rear garden with lawn, decked area and dual pump water feature and pond.



GROUND FLOOR
612 sq.ft. (56.9 sq.m.) approx.



1ST FLOOR
415 sq.ft. (38.6 sq.m.) approx.



TOTAL FLOOR AREA : 1027 sq.ft. (95.4 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.



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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