



GIBBINS RICHARDS 
Making home moves happen

6 Court Road, Norton Fitzwarren, Taunton TA2 6SZ
£325,000

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This charming three bedroomed detached home from the 1980's is nestled in the desirable area of Norton Fitzwarren, offering a comfortable and practical living space. Well maintained and presented in good condition, this property provides a perfect blend of classic character and modern convenience, making it ideal for families or those seeking a spacious, low maintenance residence. Inside, the property features a welcoming layout with entrance hall that opens onto the stairs, kitchen/diner that opens onto the garden, a generous living room and down stairs cloakroom. Upstairs, you'll find three good sized bedrooms, along with a modern family bathroom. Externally the home boasts a low maintenance, no over-look garden with a beautiful Oak tree protected under a Tree Preservation Order. There is direct access from the garden into the garage via a side gate. The property benefits from off road parking for two vehicles and a single garage.

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

Located within walking distance of local amenities, including shops, public houses, doctor's surgery, pharmacy and primary school, this home benefits from excellent transport links to nearby Taunton. Heating is provided by a modern gas combination boiler, ensuring efficient warmth throughout, which has been serviced yearly for the last 11 years.

- THREE GENEROUS SIZED BEDROOMS
- SINGLE GARAGE
- PARKING FOR TWO CARS
- GROUND FLOOR CLOAKROOM
- CLOSE TO A RANGE OF AMENITIES
- GAS CENTRAL HEATING
- PRIVATE GARDEN





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Entrance Hall	11' 3" x 6' 0" (3.43m x 1.82m)
Cloakroom	6' 0" x 5' 2" (1.82m x 1.58m)
Sitting Room	16' 5" x 11' 0" (5.01m x 3.35m)
Kitchen/Diner	16' 5" x 9' 11" (5.01m x 3.01m)
First Floor Landing	10' 7" x 8' 10" (3.22m x 2.69m) Storage cupboard.
Bedroom 1	13' 1" x 9' 11" (3.98m x 3.01m)
En-suite	7' 10" x 3' 5" (2.40m x 1.03m)
Bedroom 2	11' 3" x 11' 0" (3.43m x 3.35m)
Bedroom 3	8' 2" x 7' 2" (2.48m x 2.19m)
Bathroom	8' 8" x 6' 0" (2.64m x 1.82m)
Outside	The home boasts a low maintenance, no over-look garden with a beautiful Oak tree protected under a Tree Preservation Order. There is direct access from the garden into the garage via a side gate. The property benefits from off road parking for two vehicles and a single garage.
Agents Note	There is a Tree Preservation Order on the Oak tree in the garden.



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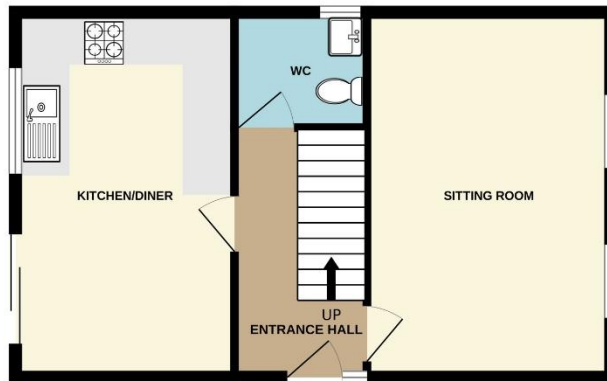
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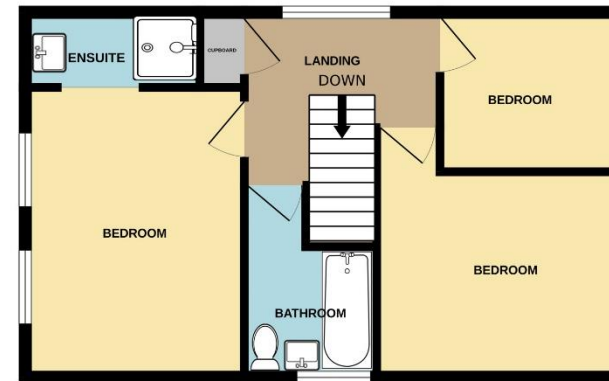
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GROUND FLOOR



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 £40 + VAT (£48) **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.

50 High Street, Taunton, Somerset TA1 3PR Tel: 01823 332828
Email: tn@gibbinsrichards.co.uk Web: www.gibbinsrichards.co.uk