



39 Morse Road, Norton Fitzwarren, Taunton TA2 6BU

£269,950

GIBBINS RICHARDS 
Making home moves happen

A four bedroomed terraced townhouse located in the village of Norton Fitzwarren, just west of Taunton. Arranged over three floors, the accommodation includes an entrance hall, a cloakroom, and a kitchen that opens into a sitting/dining room. On the first floor, you'll find a sitting room with a Juliet balcony, along with a double bedroom featuring an en-suite shower room. The second floor offers three additional bedrooms and a family bathroom. Outside, the property benefits from an enclosed rear garden and allocated parking for two vehicles. Available with no onward chain.

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

Norton Fitzwarren contains a good range of day to day amenities including nearby shopping parade, medical centre, primary school and public house. Taunton town centre is less than three miles distant and boasts a wide and comprehensive range of shopping facilities, as well as a park and ride service.

- TERRACE TOWN HOUSE
- FOUR BEDROOMS
- OPEN PLAN KITCHEN/SITTING/DINING ROOM
- ENCLOSED REAR GARDEN
- ALLOCATED PARKING FOR TWO CARS
- CLOSE TO A RANGE OF AMENITIES
- EN-SUITE SHOWER ROOM
- CLOAKROOM
- NO ONWARD CHAIN

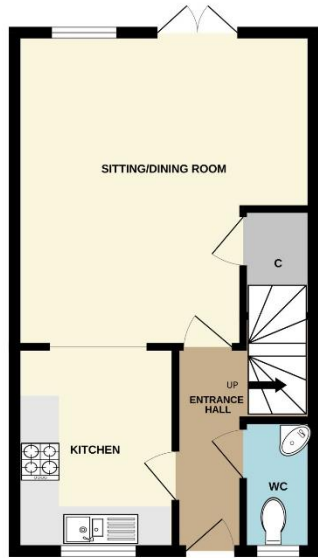




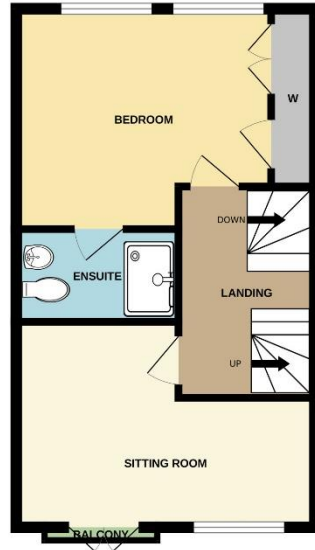
Entrance Hall	Stairs to first floor.
Kitchen	10' 3" x 8' 2" (3.12m x 2.49m) Opening to:
Sitting/Dining Room	15' 9" x 15' 1" (4.80m x 4.59m) maximum. Storage cupboard.
Cloakroom	
First Floor Landing	Stairs to second floor.
Sitting Room	15' 0" x 10' 3" (4.57m x 3.12m) maximum. Juliette balcony.
Bedroom 1	13' 1" x 10' 9" (3.98m x 3.27m) maximum. Fitted wardrobes.
En-suite	8' 2" x 4' 7" (2.49m x 1.40m)
Second Floor Landing	Airing cupboard.
Bedroom 2	10' 9" x 8' 3" (3.27m x 2.51m)
Bedroom 3	13' 4" x 8' 2" (4.06m x 2.49m) Plus wardrobes.
Bedroom 4	8' 9" x 6' 4" (2.66m x 1.93m)
Family Bathroom	6' 3" x 5' 5" (1.90m x 1.65m)
Outside	Enclosed rear garden containing a shed with power. Rear access gate which leads to allocated parking for two cars.



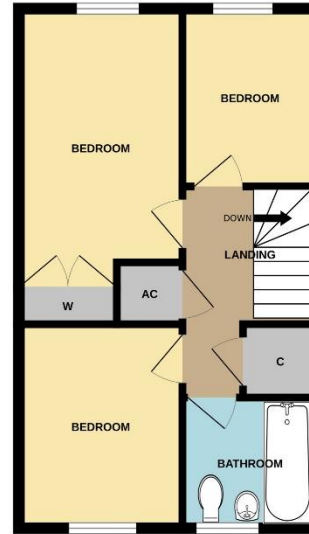
GROUND FLOOR
402 sq.ft. (37.4 sq.m.) approx.



1ST FLOOR
402 sq.ft. (37.4 sq.m.) approx.



2ND FLOOR
403 sq.ft. (37.4 sq.m.) approx.



TOTAL FLOOR AREA : 1207 sq.ft. (112.1 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 £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.

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