



GIBBINS RICHARDS
Making home moves happen

46 Port Stanley Close, Norton Fitzwarren, Taunton TA2 6FD
£360,000

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This spacious four bedroomed detached home located in the village of Norton Fitzwarren offering ample living space. The property features a welcoming entrance hall, contemporary kitchen/dining room, generous sitting room, four good sized bedrooms with an en-suite to the master bedroom and a family bathroom. Externally the property benefits from a single garage offering parking and private rear garden, making it ideal for families or those needing extra space.

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

Situated within walking distance of local amenities including shops, public houses, doctors surgery and primary school, the village also provides excellent transport links with easy access to the nearby town of Taunton. The accommodation is well presented throughout and is heated via gas central heating with a modern boiler. This home is perfect for growing families or anyone seeking a spacious modern property in a developing village on the outskirts of Taunton.

FOUR BEDROOMED DETACHED FAMILY HOME
NO ONWARD CHAIN
FABULOUS KITCHEN/DINING ROOM
GARAGE AND PARKING
TUCKED AWAY CUL-DE-SAC POSITION
CLOSE TO LOCAL AMENITIES





Entrance Hall

Cloakroom

Sitting Room 17' 11" x 10' 10" (5.45m x 3.31m)

Kitchen/Dining Room 18' 10" x 14' 3" (5.75m x 4.34m)

Utility Room 5' 3" x 4' 2" (1.61m x 1.27m)

First Floor Landing

Bedroom 1 12' 2" x 10' 7" (3.71m x 3.22m) Fitted wardrobes.

En-suite 6' 11" x 5' 5" (2.12m x 1.65m)

Bedroom 2 11' 0" x 10' 10" (3.35m x 3.31m)

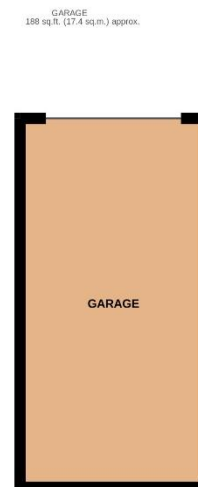
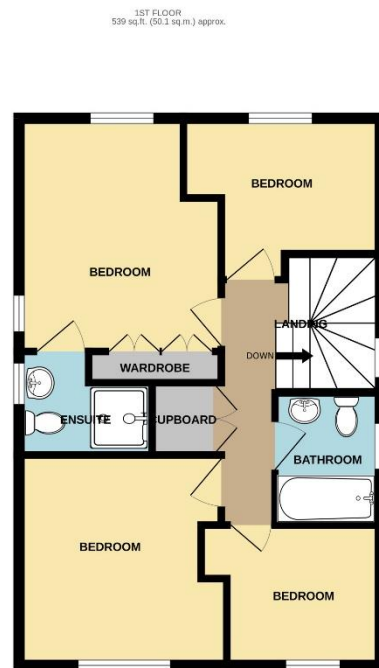
Bedroom 3 10' 3" x 8' 5" (3.13m x 2.57m)

Bedroom 4 9' 4" x 7' 4" (2.85m x 2.23m)

Bathroom 6' 11" x 5' 6" (2.10m x 1.68m)

Outside The property benefits from a single garage 19' 3" x 9' 9" (5.87m x 2.97m) offering parking and private rear garden, making it ideal for families or those needing extra space.





TOTAL FLOOR AREA : 1273 sq.ft. (118.2 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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