



17 Port Stanley Close, Norton Fitzwarren, Taunton TA2 6FD
£295,000

GIBBINS RICHARDS 
Making home moves happen

End of terrace town house / Three double bedrooms / Garage

A beautifully presented end of terrace three bedroomeed, three storey town house conveniently located within a popular modern development in Norton Fitzwarren. The home benefits from a car parking space and a garage in a nearby block.

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

Built in 2016, the property has been exceptionally well maintained by the current owners and is ready for immediate occupation. The flexible internal layout allows for up to four bedrooms depending on how the first floor is configured. The ground floor comprises of a study, cloakroom, well proportion kitchen and family room to the rear featuring a bay window with double doors opening onto the garden. The first floor offers a sitting room, bathroom and a third bedroom. On the top floor, the master bedroom benefits from an en-suite whilst bedroom two is also a generous double. Externally the property enjoys the advantage of both rear and side gardens, providing additional outdoor space compared to similar homes in the area. Further benefits include a garage located in a nearby block and an allocated parking space.

103.4 Approximate square footage

End 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

Garage in a nearby block

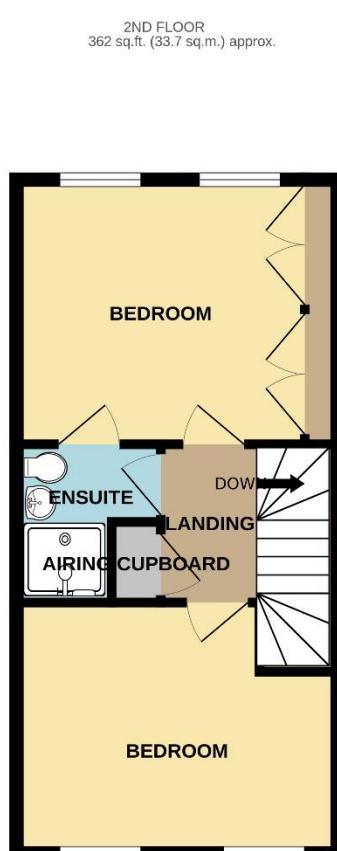
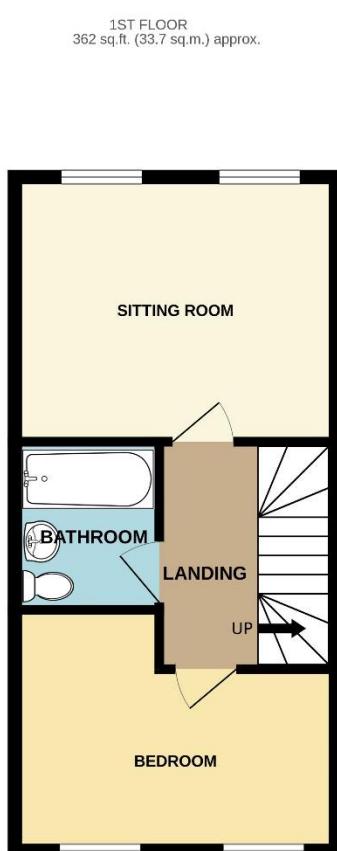
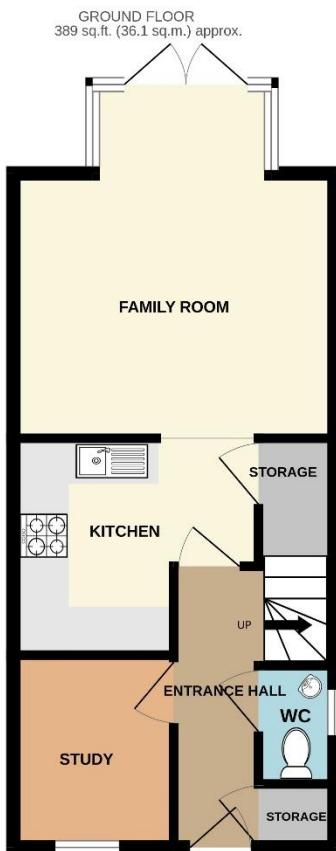
Enclosed rear and side garden





Entrance Hall	Utility cupboard.
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	
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.
Bathroom	7' 1" x 6' 0" (2.16m x 1.83m)
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	Rear and side gardens, providing additional outdoor space compared to similar homes in the area. Further benefits include a garage located in a nearby block and an allocated parking space.





TOTAL FLOOR AREA : 1113 sq.ft. (103.4 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 £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.