



GIBBINS RICHARDS
Making home moves happen

11 Apple Tree Close, Norton Fitzwarren, Taunton TA2 6FE

£340,000

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Detached home *Three well sized bedrooms *Single garage A beautifully presented three bedroomed detached former show home by St Modwen Homes peacefully tucked away with a private 'no through' road in the village of Norton Fitzwarren enjoying a lovely outlook across the surrounding countryside.

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

The ground floor welcomes you with a bright and inviting entrance hall leading through into a spacious sitting room alongside a contemporary kitchen and dining space designed perfectly for everyday living and entertaining. A convenient downstairs cloakroom completes the ground floor accommodation. Upstairs the property offers three well proportioned bedrooms, including a generous principle bedroom with a large en-suite, complimented with a family bathroom. Outside the home benefits from a beautifully maintained level rear garden. A particular unique feature of the property is the garage, which was originally used as the developers site office. This versatile space provides a utility area, wc, electrics and additional office space with access from both the front of the property and the rear garden. With excellent flexibility, it would be ideal for home working, a creative studio, gym or it could even be further adapted into additional living space. A rare and valuable addition, not commonality found elsewhere on the development. Lovingly cared for by the current owners, the property still retains its beautiful original show home decor, offering a stylish, elegant and truly move-in ready home.

119.6 Approximate square meters
Three bedroomed detached property
Gas central heating
Popular St Modwen development
Move-in ready
Single garage
Parking for two cars
Beautifully presented throughout





Entrance Hall	18' 4" x 6' 8" (5.60m x 2.02m)
Cloakroom	5' 10" x 3' 2" (1.78m x 0.97m)
Sitting Room	18' 4" x 10' 6" (5.60m x 3.20m)
Kitchen/Diner	18' 4" x 8' 11" (5.60m x 2.72m)
First Floor Landing	12' 11" x 9' 5" (3.94m x 2.86m) Airing cupboard.
Bedroom 1	13' 10" x 8' 11" (4.21m x 2.72m) Fitted wardrobe.
En-suite	8' 11" x 4' 7" (2.72m x 1.39m)
Bedroom 2	10' 10" x 10' 6" (3.29m x 3.20m) Wardrobe.
Bedroom 3	10' 11" x 7' 7" (3.34m x 2.31m)
Bathroom	6' 2" x 6' 2" (1.89m x 1.88m)
Outside	Beautifully maintained level rear garden. Garage 19' 6" x 10' 0" (5.94m x 3.06m), which was originally used as the developers site office. This versatile space provides a utility area 7' 0" x 6' 0" (2.13m x 1.83m), wc 7' 0" x 3' 4" (2.13m x 1.02m), and additional office space 10' 2" x 7' 0" (3.10m x 2.13m) with access from both the front of the property and the rear garden.
Agents Note	The property is freehold, but subject to an approximate £165 per annum service charge, payable for communal areas.





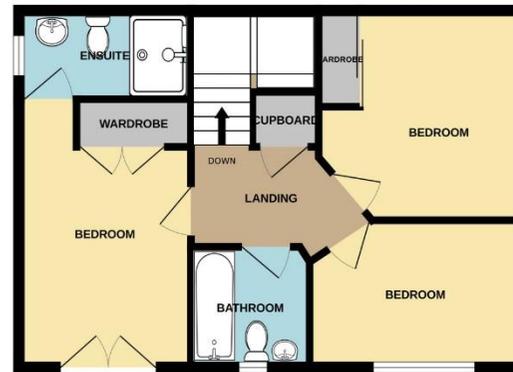
GROUND FLOOR
478 sq.ft. (44.4 sq.m.) approx.



1ST FLOOR
478 sq.ft. (44.4 sq.m.) approx.



GARAGE
332 sq.ft. (30.8 sq.m.) approx.



TOTAL FLOOR AREA : 1287 sq.ft. (119.6 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.



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