



GIBBINS RICHARDS   
Making home moves happen

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

£315,000

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**\*Detached property \* Three good sized bedrooms \* Single garage\***

A well presented three bedroomed detached home situated in the village of Norton Fitzwarren. The ground floor offers an entrance hall leading into a good sized sitting room, along with a modern kitchen/diner area suitable for day to day living. There is also a down stairs cloakroom, whilst to the first floor are three bedrooms, including a main bedroom with en-suite as well as a family bathroom. Outside the property is a level rear garden that has been neatly maintained, a garage and parking.

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

The property is within walking distance of a variety of local amenities, including shops, public house, doctors surgery and primary school. The village also offers excellent transport links with easy access to the nearby town of Taunton.

119.6 Approximate square meters  
Three bedroom detached home  
Gas central heating  
Popular St Modwen development  
Move-in ready  
Single garage  
Parking  
Beautifully presented  
EV charging point





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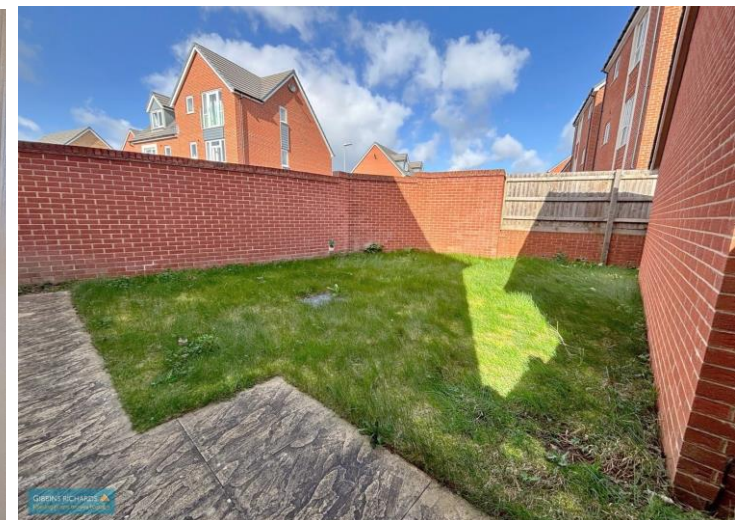
Entrance Hall	18' 4" x 6' 8" (5.58m x 2.03m)
Cloakroom	5' 10" x 3' 2" (1.78m x 0.96m)
Sitting Room	18' 4" x 10' 6" (5.58m x 3.20m)
Kitchen/Diner	18' 4" x 8' 11" (5.58m x 2.72m)
First Floor Landing	12' 11" x 9' 5" (3.93m x 2.87m) Airing cupboard.
Bedroom 1	13' 10" x 8' 11" (4.21m x 2.72m) Fitted wardrobe.
En-suite	8' 11" x 4' 7" (2.72m x 1.40m)
Bedroom 2	10' 10" x 10' 6" (3.30m x 3.20m)
Bedroom 3	10' 11" x 7' 7" (3.32m x 2.31m)
Bathroom	6' 2" x 6' 2" (1.88m x 1.88m)
Outside	Garage. Beautifully maintained level rear garden.
Agents Note	The property is freehold, but subject to an approximate £165 per annum service charge, payable for communal areas.



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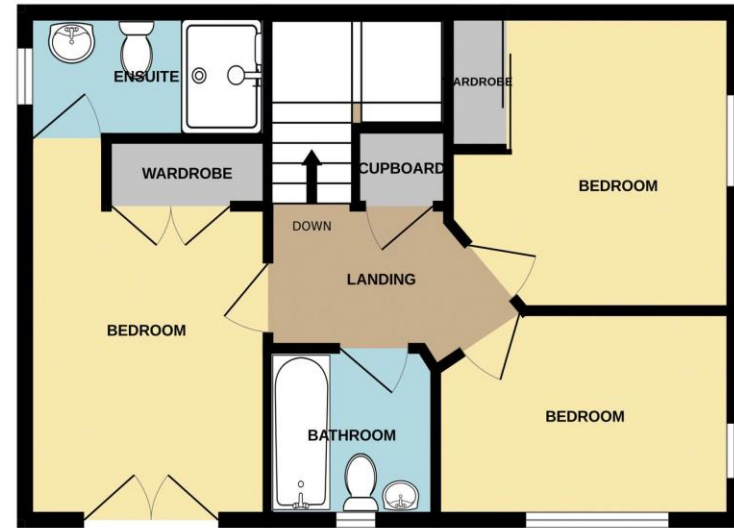


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GROUND FLOOR  
478 sq.ft. (44.4 sq.m.) approx.



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



TOTAL FLOOR AREA : 956 sq.ft. (88.8 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.