



GIBBINS RICHARDS 
Making home moves happen

55 Dragon Rise, Norton Fitzwarren, Taunton TA2 6FA

£265,000

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3 Bedroom - End of terrace - Allocated parking

This impressive three-bedroom end of terrace home on Dragon Rise offers modern, beautifully maintained living space throughout.

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

The accommodation comprises a contemporary kitchen/diner, ground floor cloakroom and spacious living area with direct access to the rear garden.

Upstairs, the property features three well-proportioned bedrooms, including a principal bedroom benefiting from its own en-suite shower room, alongside a modern family bathroom. Externally, the home enjoys a private, low-maintenance rear garden which is not overlooked, providing an excellent degree of privacy.

To the front of the property, there is allocated parking for two cars. This beautifully presented property combines comfortable modern living with excellent outdoor space in a desirable Norton Fitzwarren location.

74.5 Approximate square meters
End of Terrace
3 Double bedrooms
Allocated parking for 2 cars
Gas Central Heating
Popular Village Location
Close to amenities
Low maintenance garden
Perfect First Time Buyers home





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| | |
|-----------------------------|---|
| Entrance Hall | |
| Kitchen/Breakfast Room | 10' 3" x 11' 7" (3.12m x 3.54m) |
| Downstairs Cloakroom | 6' 0" x 3' 9" (1.84m x 1.15m) |
| Lounge | 14' 8" x 11' 9" (4.46m x 3.57m) |
| Master Bedroom with Ensuite | 8' 4" x 15' 6" (2.53m x 4.72m) |
| Bedroom 2 | 8' 4" x 11' 7" (2.53m x 3.54m) |
| Bedroom 3 | 6' 4" x 11' 9" (1.94m x 3.57m) |
| Family Bathroom | 6' 4" x 6' 1" (1.94m x 1.86m) |
| Agents Notes | This is a freehold property located within a new-build development and may therefore be subject to maintenance charges. |
| Outside | The property benefits from 2 parking spaces to the front and a low maintenance rear garden |



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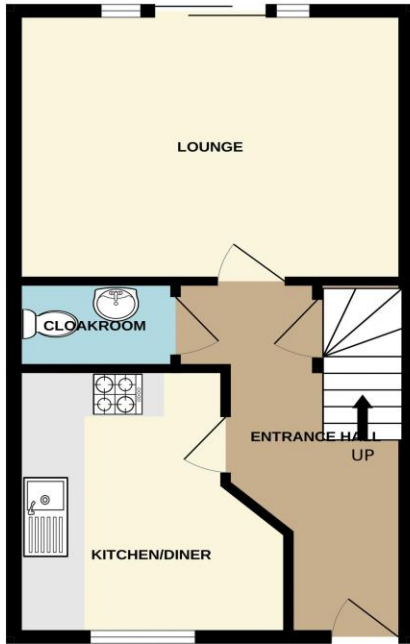


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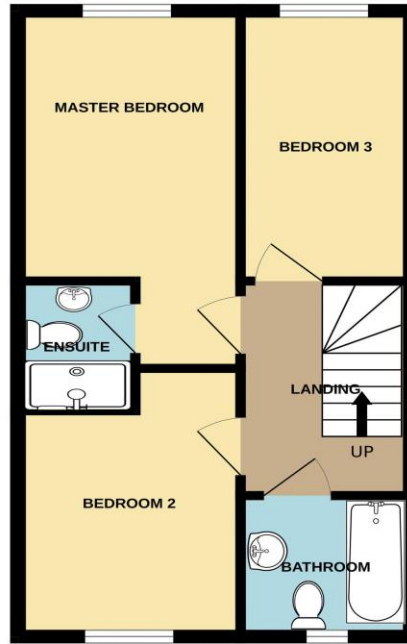


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GROUND FLOOR
397 sq.ft. (36.9 sq.m.) approx.



1ST FLOOR
397 sq.ft. (36.9 sq.m.) approx.



TOTAL FLOOR AREA: 794 sq.ft. (73.8 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.

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