



GIBBINS RICHARDS 
sales and lettings

3 Collett Road, Norton Fitzwarren, Taunton TA2 6DB
£290,000

GIBBINS RICHARDS 
Making home moves happen

A beautifully presented three-bedroom end-of-terrace townhouse, arranged over three floors and benefiting from a garage and off-road parking, situated within the popular village of Norton Fitzwarren on the outskirts of Taunton.

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

On the ground floor, the entrance hall provides access to a useful utility/storage cupboard, a downstairs cloakroom and a separate study, ideal for those working from home. To the rear is an attractive kitchen/breakfast room, with French doors opening directly onto the decked rear garden.

The first floor offers a spacious sitting room alongside the principal bedroom, which benefits from an en-suite shower room.

The second floor provides two further double bedrooms and the main family bathroom. A number of the rooms also benefit from useful built-in wardrobe and storage space. Outside, the property enjoys a low-maintenance rear garden laid predominantly to decking, with side access leading to the off-road parking area and attached garage.

The garage is a particularly useful feature, benefiting from full power, an EV charging point and a water supply, providing excellent additional practicality and storage. The property has also recently been refreshed with new carpets on the stairs, hallway and some rooms, allowing a purchaser to move in and enjoy the home with minimal immediate work required

Approximately 1,175 sq ft, excluding the garage.

3 Double bedroom, end of terrace town house

Garage and off-road parking with power, water supply and EV charging point

Popular Village Location

Close to a range of amenities

Spacious kitchen/breakfast room with French doors to the rear garden

Sellers have secured their onward purchase, which benefits from no onward chain, subject to the sale of this property



GIBBINS RICHARDS
sales and lettings



GIBBINS RICHARDS
sales and lettings



GIBBINS RICHARDS
sales and lettings



GIBBINS RICHARDS
sales and lettings



GIBBINS RICHARDS
sales and lettings

Entrance Hall

Study Room

7' 10" x 6' 5" (2.39m x 1.95m)

Cloakroom

Kitchen/ Breakfast Room

20' 3" x 13' 7" (6.17m x 4.14m)
with french doors leading to
garden

Bedroom 1

11' 9" x 11' 4" (3.58m x 3.45m)
with ensuite shower room

Sitting Room

13' 8" x 11' 0" (4.16m x 3.35m)

Bedroom 2

13' 0" x 11' 0" (3.96m x 3.35m)

Bedroom 3

13' 9" x 11' 0" (4.19m x 3.35m)

Outside

The property benefits from a
rear decked garden, garage and
off-road parking.

Tenure

The property is Freehold and
forms part of a modern
development. Our sellers have
advised that they have not been
required to pay any additional
estate service charges or ground
rent.



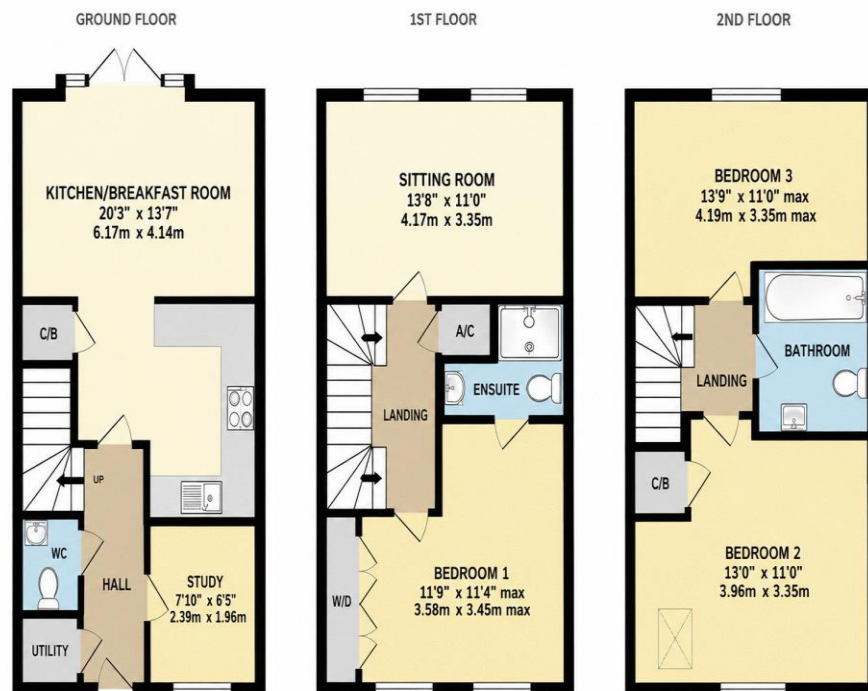
GIBBINS RICHARDS
sales and lettings



GIBBINS RICHARDS
sales and lettings



GIBBINS RICHARDS
sales and lettings



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.

50 High Street, Taunton, Somerset TA1 3PR Tel: 01823 332828
Email: tn@gibbinsrichards.co.uk Web: www.gibbinsrichards.co.uk