



GIBBINS RICHARDS 
Making home moves happen

23 Dragon Rise, Norton Fitzwarren, Taunton TA2 6FA
£220,000

GIBBINS RICHARDS 
Making home moves happen

Located in the popular village of Norton Fitzwarren this stunning starter home is beautifully presented throughout and offers off road parking and an enclosed rear garden. The property offers hallway with cloakroom, kitchen with fitted appliances, sitting/dining room, two double bedrooms and a family bathroom. Must be viewed to be fully appreciated.

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

Dragon Rise is located on the edge of Norton Fitzwarren which provides a number of amenities whilst Taunton town centre is just over two miles distant and can be accessed by a nearby park and ride service.

- BEAUTIFULLY PRESENTED THOUGHOUT
- QUIET LOCATION
- CLOAKROOM
- KITCHEN
- SITTING/DINING ROOM
- TWO DOUBLE BEDROOMS
- FAMILY BATHROOM
- OFF ROAD PARKING
- GAS CENTRAL HEATING
- DOUBLE GLAZING





GIBBINS RICHARDS
Making home moves happen

Hallway	Stairs to first floor.
Cloakroom	Double glazed window to front. Low level wc and corner wash hand wash basin.
Kitchen	9' 9" x 6' 0" (2.97m x 1.83m) Double glazed window to front. A range of built-in cupboards and appliances to include a built-in dishwasher, fridge freezer, double oven, hob and hood.
Sitting/ Dining Room	16' 2" x 13' 1" (4.92m x 3.98m) Double glazed French doors to rear. Double glazed windows to rear. Laminated flooring. Under stairs storage cupboard.
First Floor Landing	Access to loft space.
Bedroom 1	13' 1" x 10' 2" (3.98m x 3.10m) Double glazed window to rear.
Bedroom 2	13' 1" x 8' 3" (3.98m x 2.51m) Double glazed window to front. Over stairs storage cupboard.
Bathroom	Low level wc, pedestal wash hand basin, bath with shower over and extractor fan.
Outside	The rear garden has a patio area, lawn and garden shed and is enclosed by wooden fencing.



GIBBINS RICHARDS
Making home moves happen

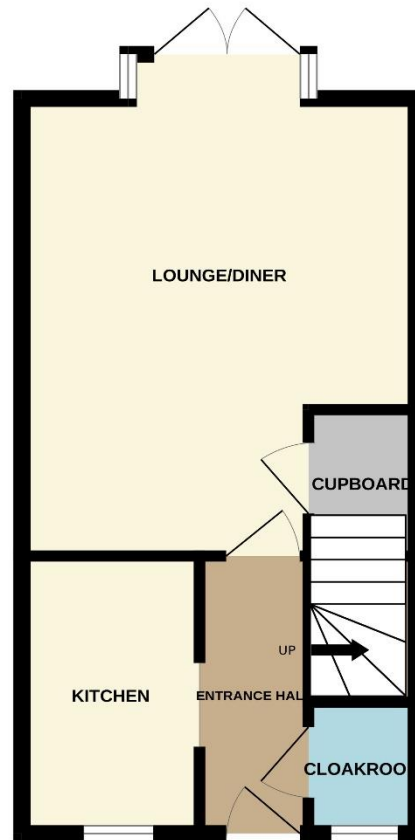


GIBBINS RICHARDS
Making home moves happen

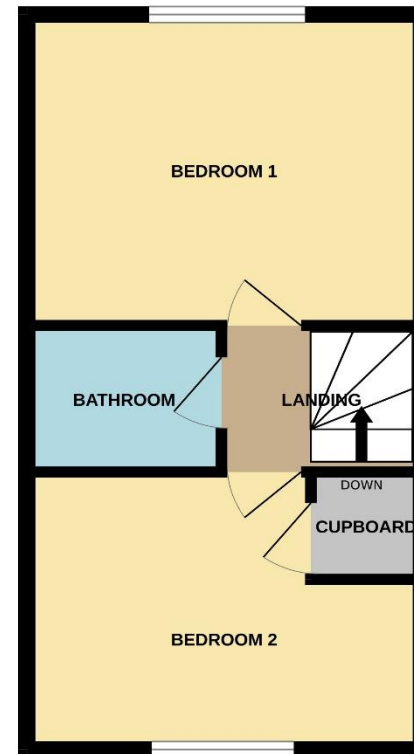


GIBBINS RICHARDS
Making home moves happen

GROUND FLOOR
355 sq.ft. (33.0 sq.m.) approx.



1ST FLOOR
346 sq.ft. (32.1 sq.m.) approx.



TOTAL FLOOR AREA : 701 sq.ft. (65.2 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.
Made with Metropix ©2023

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 £30 + VAT (£36) **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.

37 High Street, Wellington, Somerset TA21 8QT Tel: 01823 663311
Email: wg@gibbinsrichards.co.uk Web: www.gibbinsrichards.co.uk