



63 Collett Road, Norton Fitzwarren, Taunton TA2 6DB
Guide Price £280,000

GIBBINS RICHARDS 
Making home moves happen

Early viewings recommended for this detached David Wilson built 3 bedroom house. The property is in great condition throughout. There are 3 good size bedrooms and 2 bathrooms upstairs. Downstairs comprises a hallway, WC, kitchen/Diner, Large lounge and utility. The property also benefits from a garage, parking and walled garden. The property is offered with no onward chain. Energy rating: C-78

THE PROPERTY

Conveniently positioned on the edge of town this 3 bedroom detached home is in great condition throughout and is offered with no chain. The property has is double fronted and has a full length lounge to one side and a kitchen/diner to the other. There is a downstairs WC and utility room. Upstairs there are 3 bedrooms, one with an en-suite. There is a range of shops and amenities in Norton itself just a short walk away.

DETACHED PROPERTY

GARAGE AND PARKING

WALLED GARDEN

GAS CENTRAL HEATING AND DOUBLE GLAZING

EN-SUITE AND DOWNSTAIRS WC

UTILITY ROOM

NEAR LOCAL AMENITIES

CUL-DE-SAC POSITION

NO CHAIN





Hallway	7' 9" x 6' 5" (2.36m x 1.95m)
Living Room	17' 10" x 10' 9" (5.43m x 3.27m)
Kitchen/Diner	17' 10" x 10' 0" (5.43m x 3.05m)
Utility Room	5' 9" x 5' 7" (1.75m x 1.70m)
First Floor Landing	11' 1" x 4' 7" (3.38m x 1.40m) Large corner storage cupboard.
Bedroom 1	12' 4" x 10' 2" (3.76m x 3.10m) Built-in wardrobe.
En-suite Shower Room	6' 9" x 6' 5" (2.06m x 1.95m)
Bedroom 2	11' 3" x 9' 8" (3.43m x 2.94m) Built-in wardrobe.
Bedroom 3	9' 6" x 7' 4" (2.89m x 2.23m)
Bathroom	6' 5" x 5' 8" (1.95m x 1.73m)
Outside	To the rear of the property is a driveway leading to a garage. Well tended walled garden with a direct access door into the garage.



Email: tnt@gibbinsrichards.co.uk Web: www.gibbinsrichards.co.uk

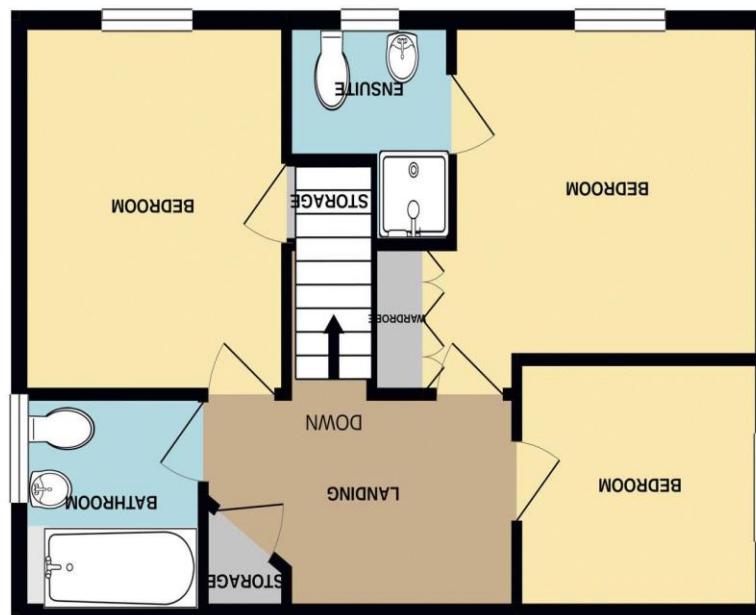
50 High Street, Taunton, Somerset TA1 3PR Tel: 01823 332828

For clarification on what we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. Some photographs may have been taken using a wide angle lens. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and curtains, if there are items of furniture which are likely to affect your decision to buy, please contact us before viewing the property.

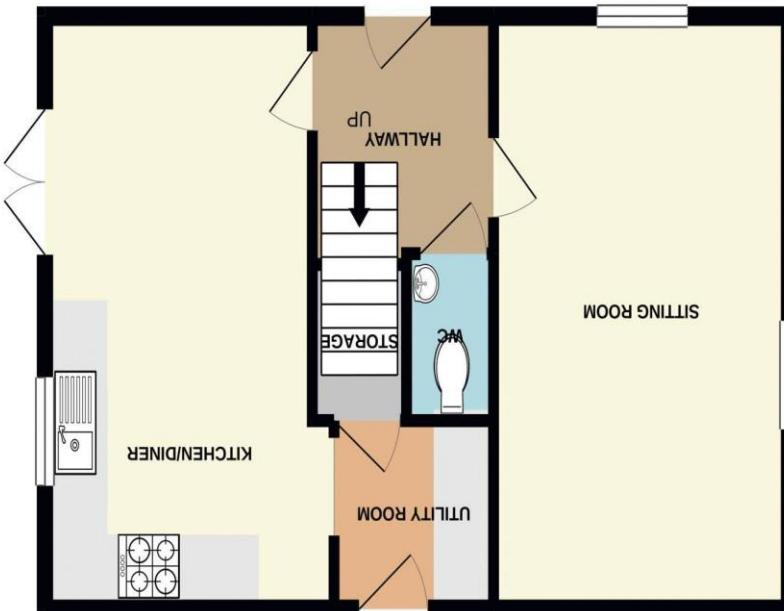
We routinely refer potential buyers to a panel of local law firms. It is their decision whether they choose a law firm from the panel. In making their decision, it should be known that we receive a payment of £150.00 per transaction. We routinely refer potential sellers and purchasers to Gibbons Richards Conveyancing – a panel of local law firms. It is their decision whether they choose a law firm from the panel. In making their decision, it should be known that we receive a payment of £180.00 per case known that we receive a payment benefit of £180.00 per case.

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Whilst every attempt has been made to ensure the accuracy of the information contained herein, measurements of doors, windows, rooms and other items are approximate and responsibility is taken for any omission of this 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 is given.



1ST FLOOR



GROUND FLOOR

