



GENERAL REMARKS AND STIPULATIONS:

Tenure: Freehold
Services: All mains services, mains electricity, mains gas, mains water, mains drainage.
Local Authority: Somerset Council, County Hall, The Crescent, Taunton, TA1 4DY
Property Location: <https://what3words.com/panel.weeks.human>
Council Tax Band: C
Broadband Availability: Ultrafast up to 1800 Mbps download & 220 Mbps upload speed.
Mobile Phone Coverage: <https://www.ofcom.org.uk/mobile-coverage-checker>
Flood Risk: Rivers & Sea – Very Low, Surface Water – Very Low.

Agents Note:

IMPORTANT NOTICE: Wilkie May & Tuckwood, for themselves and for the vendors of this property whose agents they are, give notice that (1) These particulars are intended to give a fair and substantially correct overall description of the property for the guidance of prospective purchasers. They do not constitute, nor form part of, any offer or contract. (2) All descriptions, dimensions, areas, references to condition, necessary permissions for use and occupation, and any other details are given in good faith and are believed to be correct. However, prospective purchasers should not rely on them as statements or representations of fact and must satisfy themselves, by inspection or otherwise, as to their accuracy. (3) No person in the employment of Wilkie May & Tuckwood has authority to make or give any representation or warranty in relation to this property, or to enter into any contract on behalf of the vendor. (4) Wilkie May & Tuckwood cannot accept responsibility for any expenses incurred by prospective purchasers in inspecting properties which may subsequently be sold, let or withdrawn.

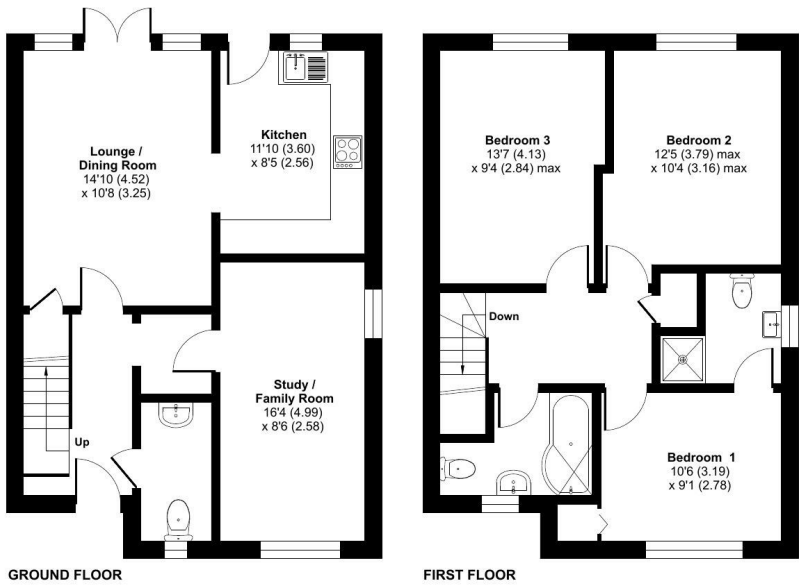
MEASUREMENTS AND OTHER INFORMATION: All measurements are approximate and have been taken by Nichecom. While we endeavor to ensure our sales particulars are accurate and reliable, if there is any point of particular importance to you, please contact the office and we will be pleased to check the information for you. The agent has not tested any apparatus, equipment, fixtures, fittings or services and therefore cannot verify that they are in working order or fit for purpose. Prospective purchasers are advised to obtain verification from their solicitor, surveyor or other appropriate professional. References to the tenure of the property are based on information supplied by the seller. The agent has not had sight of the title documents and prospective purchasers are advised to obtain verification from their solicitor.

CONVEYANCING REFERRALS: We routinely refer potential sellers and purchasers to a selection of recommended local conveyancing firms. Whether to use any of these services is entirely your decision. Should you choose to do so, please be aware that we may receive a referral payment of no more than £150 plus VAT.

ANTI-MONEY LAUNDERING CHECKS: Once an offer is accepted by our client, an administration fee of £30 including VAT per buyer will be payable in order to process the necessary checks relating to our compliance with Anti-Money Laundering legislation. This is a non-refundable payment and cannot be returned should the purchase not proceed.

Payment can be made by card or BACS transfer.

FINANCIAL EVALUATION: In accordance with the Code of Practice for Residential Estate Agents, at the time an offer is made and considered by the seller, we are required to take reasonable steps to establish the source and availability of the prospective purchaser's funds. This information will be passed to the seller and may include whether the purchaser needs to sell a property, requires a mortgage, claims to be a cash buyer, or any combination of these. These reasonable steps continue after acceptance of the offer until exchange of contracts and include regular monitoring of the purchaser's progress in securing the funds required, with relevant updates reported to the seller.



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n3cheom 2026. Produced for JREA Ltd TA Wilkie May & Tuckwood, Taunton. REF: 1497416

Description

- Three Bedroom Semi Detached Family Home
- uPVC D/G & Gas C/H
- Good Size Garden
- Ample Parking
- Close to The Centre Of Norton Fitzwarren

Constructed in 2016 and ideally situated within easy reach of the centre of the ever-popular village of Norton Fitzwarren, this beautifully presented three-bedroom semi-detached family home offers spacious, modern accommodation throughout.

Benefitting from mains gas-fired central heating, uPVC double glazing, a generous enclosed rear garden, and off-road parking for three vehicles, the property has also been enhanced by the thoughtful conversion of the former garage into a versatile additional reception room, ideal as a home office, playroom or family room.



The accommodation briefly comprises a welcoming entrance hall with stairs rising to the first floor, a cloakroom, living room and the converted study/family room. Positioned at the rear of the property, the spacious living room enjoys French doors opening onto the garden and flows seamlessly through an archway into the contemporary fitted kitchen.

The kitchen is well equipped with a matching range of wall and base units, complementary work surfaces and tiled splashbacks. Integrated appliances include an electric oven, four-ring induction hob with extractor hood, fridge, freezer and dishwasher, providing a practical and stylish space for everyday living.

The versatile study/family room benefits from dual-aspect windows, creating a bright and flexible space to suit a variety of lifestyles.

To the first floor are three well-proportioned bedrooms, including the principal bedroom with its own en-suite shower room. The remaining bedrooms are served by a modern family bathroom comprising a WC, wash hand basin and P-shaped bath with shower over.

Externally, the property is approached via a large shared driveway providing off-road parking for three vehicles. To the rear is a fully enclosed, well-maintained garden featuring a brick-paved patio adjoining the house, perfect for outdoor entertaining. Steps lead to a generous lawn bordered by a variety of mature trees and established shrubs, creating an attractive and private outdoor space for the whole family to enjoy.