



19 Dragon Rise, Norton Fitzwarren, Taunton TA2 6FA

£225,000

GIBBINS RICHARDS 
Making home moves happen

Constructed by Taylor Wimpey, this terraced house offers good sized accommodation which benefits from a superbly fitted kitchen, modern bathroom, a good size sitting/dining room, two double bedrooms and a ground floor wc. Outside is a mainly hard-landscaped garden, rear access gate and a designated parking space to the side of the property. The property would be perfect for first time buyers and investors alike.

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 to include a Co-op, vets, doctors surgery, village hall, public house and takeaways. Taunton town centre is just over two miles distant and can be accessed by a nearby park and ride service.

- QUIET LOCATION
- OFF ROAD PARKING
- SITTING / DINING ROOM
- KITCHEN
- TWO DOUBLE BEDROOMS
- FAMILY BATHROOM
- ENCLOSED REAR GARDEN
- GAS CENTRAL HEATING
- DOUBLE GLAZING





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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. 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, small lawned area and a garden shed and is enclosed by wooden fencing and a brick wall.



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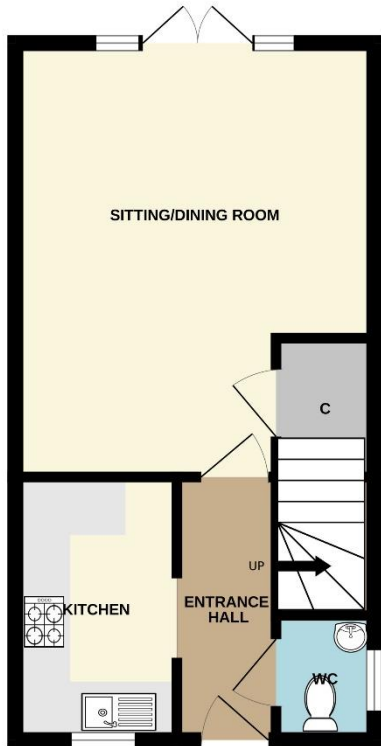


GIBBINS RICHARDS ▲

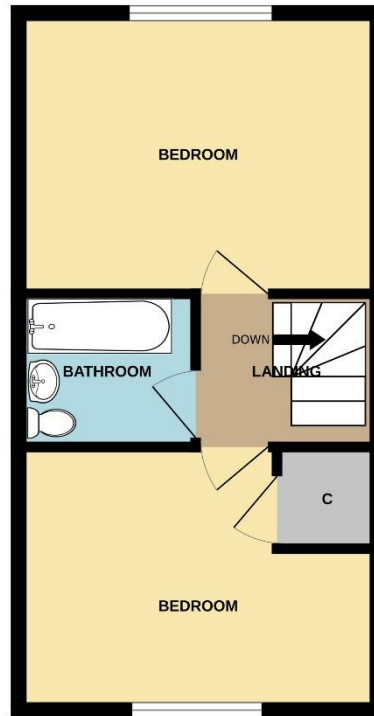


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GROUND FLOOR
346 sq.ft. (32.1 sq.m.) approx.



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



TOTAL FLOOR AREA : 692 sq.ft. (64.3 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.



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