



GIBBINS RICHARDS ▲

19 Jeffords Close, Norton Fitzwarren, Taunton TA2 6FH

£380,000

GIBBINS RICHARDS ▲
Making home moves happen

A four bedroomed detached home located on a sought after development in the village of Norton Fitzwarren. The well presented accommodation consists; entrance hall, cloakroom, sitting room, study, kitchen/diner with bi-folding doors, four first floor bedrooms with an en-suite shower room to the main bedroom and a separate four piece family bathroom. Externally the property benefits from a private walled garden, garage and parking.

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

This four bedroomed detached home was built by St Modwen Homes in 2021 and boasts plenty of natural light throughout. Located in the village of Norton Fitzwarren, Langford Mills is within close proximity to the A38 and the M5 motorway at junction 25 is easily accessible. Norton Fitzwarren contains a good range of day to day amenities including a nearby shopping parade, medical centre, primary school and public house.

DETACHED HOME
FOUR BEDROOMS
TWO RECEPTION ROOMS
EN-SUITE SHOWER ROOM
CLOAKROOM
WELL PRESENTED ACCOMMODATION
WALLED PRIVATE REAR GARDEN
GARAGE AND PARKING
VILLAGE LOCATION
BUILT-IN 2021





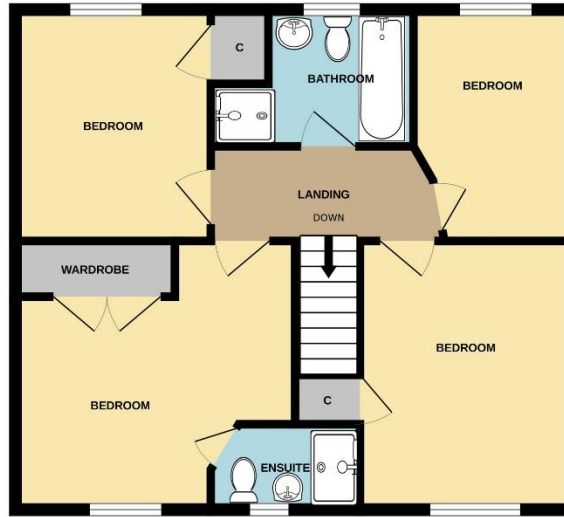
Entrance Hall	13' 5" x 8' 10" (4.08m x 2.69m)
Cloakroom	5' 10" x 3' 7" (1.79m x 1.10m)
Sitting Room	13' 5" x 12' 10" (4.08m x 3.92m)
Study	9' 9" x 7' 3" (2.98m x 2.22m)
Kitchen/Dining Room	25' 7" x 9' 7" (7.80m x 2.93m) Bi-folding doors opening to the rear garden.
First Floor Landing	10' 9" x 10' 6" (3.27m x 3.20m)
Bedroom 1	12' 10" x 12' 4" (3.92m x 3.77m) Fitted wardrobe.
En-suite	6' 10" x 3' 11" (2.09m x 1.20m)
Bedroom 2	12' 4" x 9' 9" (3.77m x 2.97m) Storage cupboard.
Bedroom 3	10' 8" x 9' 0" (3.24m x 2.74m) Storage cupboard.
Bedroom 4	10' 8" x 7' 3" (3.24m x 2.22m)
Bathroom	9' 4" x 6' 4" (2.84m x 1.92m)
Outside	The property benefits from a private walled garden containing a patio, lawn and decked area. There is also a single garage and parking to the rear.



GROUND FLOOR
589 sq.ft. (54.7 sq.m.) approx.



1ST FLOOR
589 sq.ft. (54.7 sq.m.) approx.



TOTAL FLOOR AREA : 1177 sq.ft. (109.4 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 ©2024



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.

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