



CHAPPLES CLOSE

Norton Fitzwarren, TA2 6FG

Price **£435,000**

Tamlyns

PROPERTY DESCRIPTION

Offered for sale is this beautiful, Detached family home set over 3 floors. Located in the popular village of Norton Fitzwarren, EPC: B

Local Authority

Somerset Council Council Tax Band: E

Tenure: Freehold

EPC Rating: B

TO ARRANGE A VIEWING OR FOR FURTHER INFORMATION ON THIS PROPERTY PLEASE CONTACT OUR SALES TEAM

01278 454500

house.sales@tamlyns.co.uk



PROPERTY DESCRIPTION

Ground Floor

Entrance Hallway

6'6" × 5'10" (1.98m × 1.78m)

Living Room

18'3" × 10'6" (5.56m × 3.20m)

Kitchen/Dining Room

18'3" × 10'6" (5.56m × 3.20m)

Utility

5'3" × 2'9" (1.60m × 0.84m)

Downstairs Toilet

5'8" × 3'2" (1.73m × 0.97m)

First Floor

Landing

Master Bedroom

13'3" × 8'11" (4.04m × 2.72m)

En-suite

9'1" × 4'7" (2.79m × 1.42m)

Bedroom 4

10'8" × 10'5" (3.25m × 3.18m)

Study

7'5" × 7'3" (2.26m × 2.21m)

Bathroom

6'6" × 6'1" (1.98m × 1.85m)

Second Floor

Landing

Bedroom 2

17'1"× 10'8" (5.21m× 3.25m)

Bedroom 3

17'1"× 9'2" (5.21m× 2.79m)

Bathroom

7'1" × 6'6" (2.16m × 1.98m)

Outside

To the front of the property is a small lawned garden. Driveway leading to a single garage with pedestrian door to rear garden. The rear garden is mostly laid to lawn with a patio area.

Location

The property is located in this much sought after village. The village itself offers a good range of local facilities and provides a primary school, along with easy access to Taunton which is about 1.76 miles away and offers an extensive range of shopping, educational and sporting facilities, along with access to the M5 motorway and mainline rail link. The cities of Bristol and Exeter both host international airports.

Description

This spacious accommodation consists of; entrance hall, living room, kitchen/diner offers integrated appliances, cloakroom and utility on the ground floor.

PROPERTY DESCRIPTION

To the first floor is The master bedroom that has an en-suite shower room, a family bathroom, double bedroom, Study and a large Landing.

The second floor has two double bedrooms, and a Bathroom.
Externally the property benefits from a single garage, Driveway, Front and Rear garden.
Energy rating: B

GENERAL REMARKS AND STIPULATIONS:

Tenure: The property is offered for sale freehold by private treaty.
Services: Mains water, mains electricity, mains drainage, gas fired central heating.
Local Authority: Somerset Council

Agent Note:

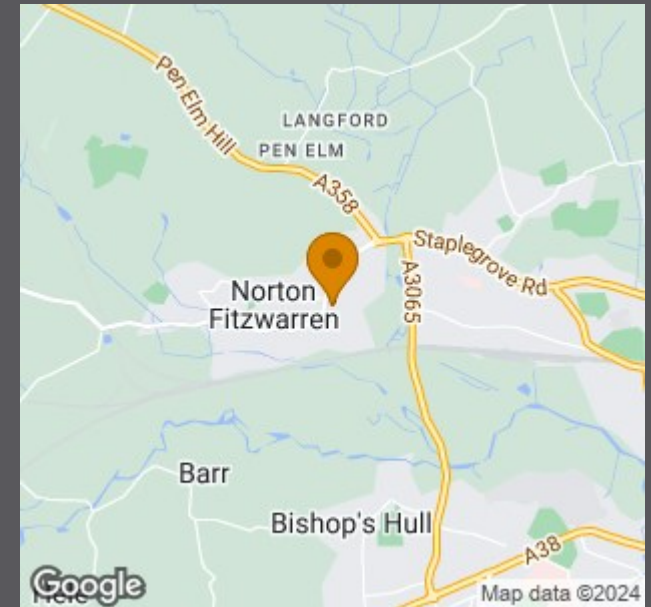
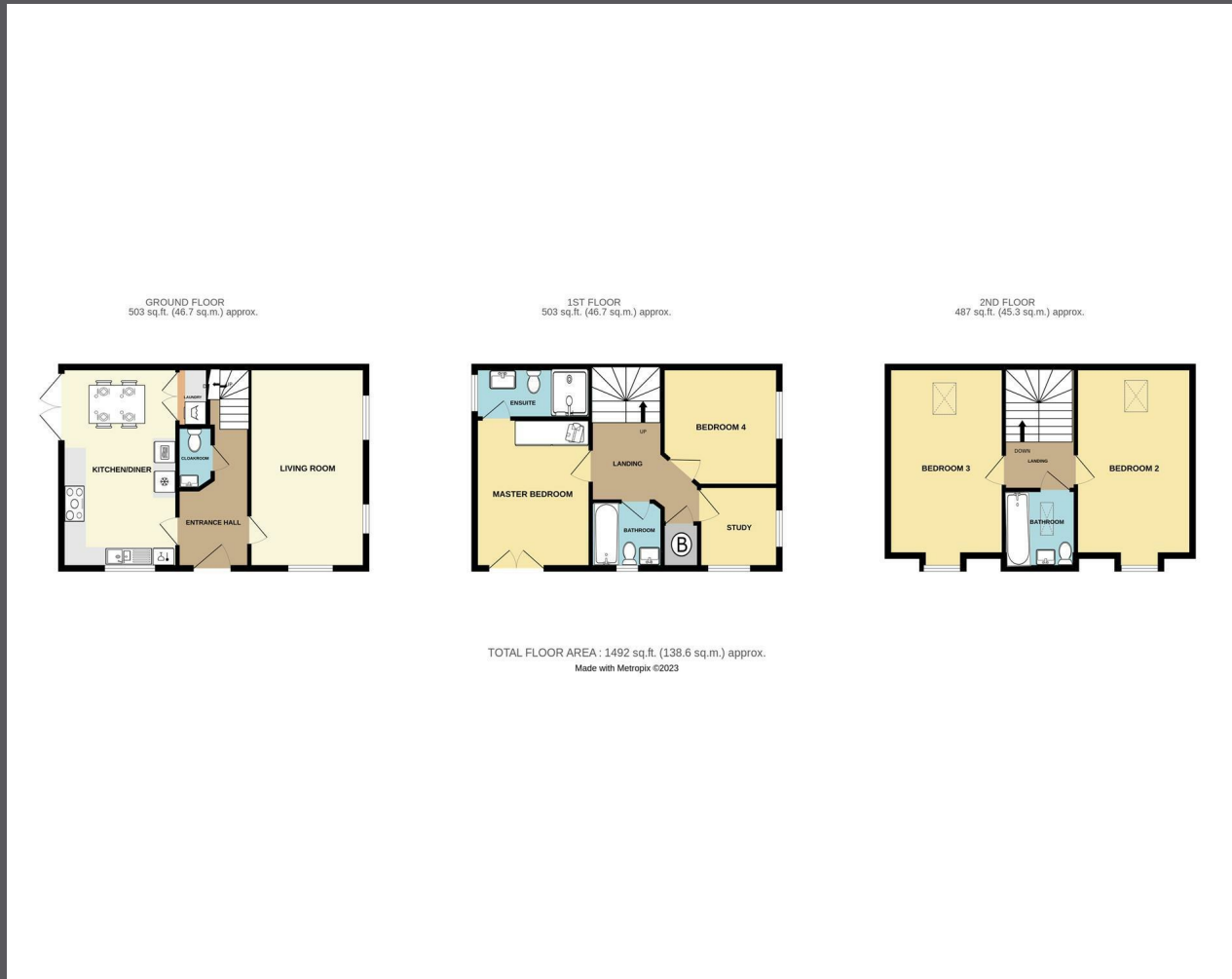
This property belongs to an employee of Tamlyns.







PLAN



IMPORTANT NOTICE

We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. If there are any important matters likely to effect your decision to buy, please contact us before viewing the property.

1. Survey - A detailed survey has not been carried out, nor the services, appliances and fittings tested.
2. Plans - All measurements wall, doors, windows, fittings and appliances their sizes and location are shown conventionally and are approximate and cannot be regarded as being representation either by the seller or his Agent. Room sizes should not be relied upon for furnishing purposes and all approximate.

Tamlyns may make the following referrals and in exchange receive an introduction fee: Simply Conveyancing - Introduction fee of up to £200 (plus vat), HD Financial Ltd - Introduction fee of up to £200 (plus vat).

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	85	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

