



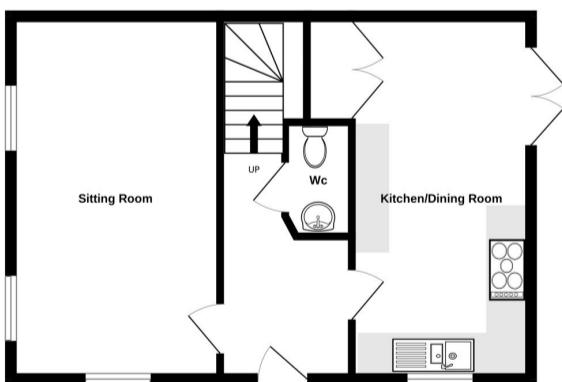
**10 Apple Tree Close,**  
Norton Fitzwarren, TA2 6FE  
£360,000 Freehold

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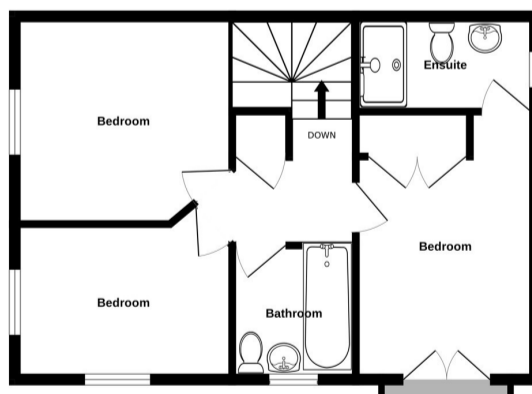
**Wilkie May  
& Tuckwood**

## Floor Plan

Ground Floor  
44.7 sq.m. (481 sq.ft.) approx.



1st Floor  
44.7 sq.m. (481 sq.ft.) approx.



Garage/Office  
17.3 sq.m. (186 sq.ft.) approx.



**TOTAL FLOOR AREA : 106.8 sq.m. (1149 sq.ft.) 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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& Tuckwood**

**GROUND FLOOR:** ENTRANCE HALLWAY, CLOAKROOM: 5'7" x 3'1" (1.70m x 0.93m) SITTING ROOM: 10'5" x 8'3" (3.17m x 2.51m) KITCHEN/DINING ROOM: 18'3" x 8'9" (5.56m x 2.66m),

**FIRST FLOOR:** LANDING, BEDROOM ONE: 13'4" x 9'1" (4.06m x 2.76m), EN-SUITE: 9'10" x 4'5" (2.99m x 1.34m) BEDROOM TWO: 10'7" x 10'6" max (3.22m x 3.20m)

BEDROOM THREE 11'8" x 7'3" (3.55m x 2.20m): BATHROOM 6'2" x 6'1" (1.87m x 1.85m)

**EXTERNAL:** HOME OFFICE/FAMILY ROOM: 19'3" x 9'4" (5.86m x 2.84m)

**WM&T**

## Description:

A beautifully presented, three bedroom family home located within the popular village of Norton Fitzwarren.

Offering accommodation which is arranged over two floors, uPVC double glazing throughout and a mains gas fired central heating system.

Externally, there is an enclosed garden, off road parking and a converted garage which has created a fantastic home office or additional living space.

- Three Bedrooms
- Detached House
- Mains Gas Fired Central Heating
- uPVC Double Glazed
- Beautifully Presented Accommodation
- Garage Conversion
- Enclosed Garden
- Off Road Parking
- Remainder Of Ten Year NHBC Warranty



A double glazed front door leads into an entrance hallway with stairs rising to the first floor, door providing access into the sitting room and kitchen plus a ground floor cloakroom which comprises low level wc and wash hand basin. The sitting room is a light and airy room with dual aspect window to both the front and side. The kitchen/dining room offers a selection of matching wall and base storage units, work surfaces with matching upstands, tiled flooring, an integrated fridge/freezer, integrated five ring gas hob with extractor fan above, integrated eye-level double electric oven and an integrated dishwasher.

On the first floor there are three bedrooms, two with integrated wardrobes, a master en-suite shower room comprising low level wc, wash hand basin and shower cubicle and family bathroom comprising low level wc, wash hand basin, panelled bath with shower over. Externally, the rear garden is predominantly laid to lawn with two areas of patio, an outside tap and a useful side access. The garage has been converted to create a very good size home office or additional living space with spotlighting and double glazed doors.

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### GENERAL REMARKS AND STIPULATIONS:

**Tenure:** The property is offered for sale freehold by private treaty with vacant possession on completion.

**Services:** Mains water with meter, mains electricity, mains drainage, gas fired central heating.

**Local Authority:** Somerset Council, County Hall, The Crescent, Taunton, Somerset, TA1 4DY

**Property Location:** [w3w.co/case.riders.scarf](http://w3w.co/case.riders.scarf)

**Council Tax Band:** D

**Flood Risk:** Very low risk of surface water flooding. Very low risk of flooding from rivers and the sea.

**Broadband:** Ultrafast with up to 1000Mbps download speed and 220Mbps upload speed.

**Mobile Phone Coverage:** Indoor - voice & data likely available with EE, Three, O2 & Vodafone. Outdoor - voice, data & enhanced data likely available with EE, Three, O2 & Vodafone.

IMPORTANT NOTICE Wilkie May & Tuckwood for themselves and for the vendors of the property, whose agents they are, give notice that: 1. the particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchaser and do not constitute part of an offer or contract. Prospective purchasers and lessees ought to seek their own professional advice.

2. All descriptions, dimensions, areas, reference to condition and necessary permissions for use and occupation and other details are given in good faith, and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 3. No person in the employment of Wilkie May & Tuckwood has any authority to make or give any representations or warranty

whatever in relation to this property on behalf of Wilkie May & Tuckwood, nor enter into any contract on behalf of the vendor. 4. No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties which have been sold, let or withdrawn. Photographs taken and details prepared March 2024. MEASUREMENTS AND OTHER INFORMATION All measurements are approximate. While we endeavour to make our sales particular accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information with you.

Code of Practice for Residential Estate Agents: Effective from 1 August 2011:

'8. Financial Evaluation 8a At the time that an offer has been made and is being considered by the seller, you must take reasonable steps to find out from the prospective buyer the source and availability of his funds for buying the property and pass this information to the seller. Such information will include whether the prospective buyer needs to sell a property, requires a mortgage, claims to be a cash buyer or any combination of these. Such relevant information that is available should be included in the Memorandum of Sale having regard to the provisions of the Data Protection Act.8b These reasonable steps must continue after acceptance of the offer until exchange of contracts (in Scotland, conclusion of missives) and must include regular monitoring of the prospective buyer's progress in achieving the funds required, and reporting such progress to the seller.

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 their purpose. A Buyer is advised to obtain verification from their solicitor or surveyor. 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. A Buyer is advised to obtain verification from their Solicitor.



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