



39 Collett Road

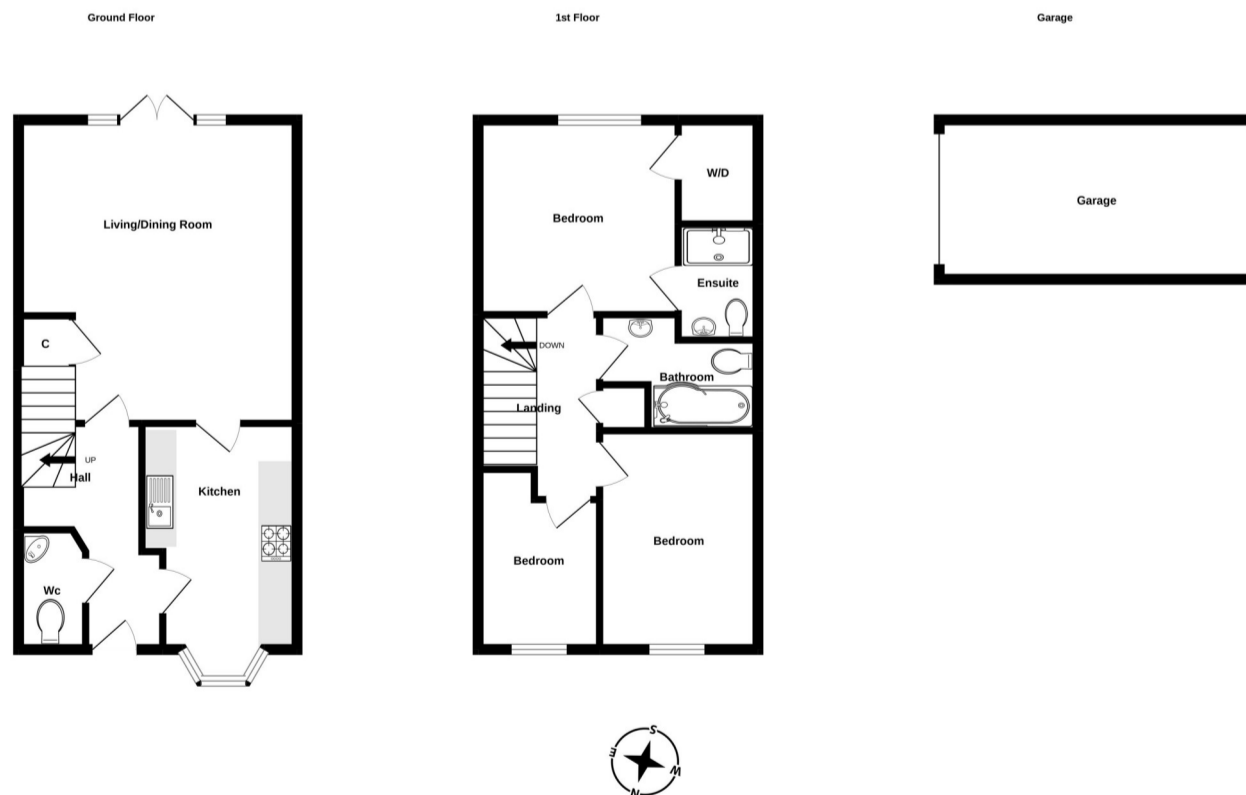
Norton Fitzwarren, TA2 6DB

£295,000 Freehold



**Wilkie May
& Tuckwood**

Floor Plan



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: 6'2" x 2'8" (1.87m x 0.81m), LIVING/DINING ROOM: 17'4" x 15'5" max (5.28m x 4.69m max),

KITCHEN: 13'4" x 8'2" max (4.06m x 2.48m max)

FIRST FLOOR: LANDING, BEDROOM ONE: 10'7" x 10'6" (3.22m x 3.20m), EN-SUITE SHOWER ROOM: 6'4" x 4'5" (1.93m x 1.34m), BEDROOM TWO: 11'9" x 8'6" (3.58m x 2.59m),

BEDROOM THREE: 10'4" x 6'6" (3.14m x 1.98m), BATHROOM: 8'6" x 6'5" max (2.59m x 1.95m)

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Description

A beautifully presented, three bedroom family home located within the popular village of Norton Fitzwarren. With a South facing rear garden, single garage and two off road parking spaces.

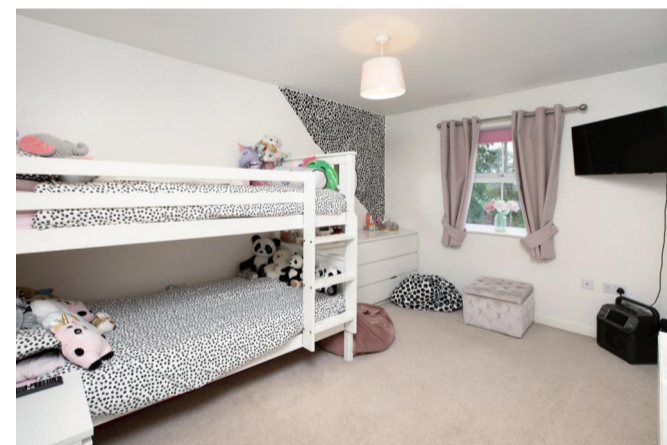
- Semi-Detached
- Three Bedrooms
- South Facing Rear Garden
- Popular Village Location
- Single Garage
- Two Off-Road Parking Spaces
- Gas Fired Central Heating
- uPVC Double Glazing
- Beautifully Presented Throughout



A beautifully presented, three bedroom family home offering spacious accommodation which is arranged over two floors. The property, which was built in 2013 by Messrs David Wilson Homes, is uPVC double glazed throughout and is heated via a gas fired central heating system. The accommodation comprises in brief; entrance hallway with stairs rising to the first floor, cloakroom with low level wc and wash hand basin, living room/dining room with French doors providing access to the rear garden. The ground floor accommodation is completed with a kitchen/breakfast room which is fitted with a good range of matching wall and base storage units with roll edge work surfaces above, integrated electric oven with integrated four ring gas hob and extractor fan above.

There is also an integrated fridge/freezer plus space and plumbing for both a washing machine and dishwasher. On the first floor there are three bedrooms, a master en-suite shower room, a master en-suite walk in wardrobe and a family bathroom comprising low level WC, wash hand basin and panelled bath with shower over. Externally, there is a fully landscaped South facing rear garden which has been laid to patio and artificial turf for ease of maintenance. A rear access leads to a single garage with power, lighting and an up-and-over door. In front of the garage there are two tandem length parking spaces.

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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/actual.giant.bunk

Council Tax Band: C

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

Mobile Phone Coverage: Indoor—voice & data available with EE, Three & O2 (voice available with Vodafone). Outdoor—voice, data & enhanced data likely with EE, Three, O2 & Vodafone.

Flood Risk: River & Sea—very low. Surface Water—very low.

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 April 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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