



90 Dragon Rise

Norton Fitzwarren, TA2 6FB

£460,000 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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GROUND FLOOR: ENTRANCE HALL, SITTING ROOM: 15'8" x 12'10" (4.77m x 3.91m), DINING ROOM: 10'8" x 12'9" (3.25m x 3.88m), KITCHEN: 15'8" x 10'10" (4.77m x 3.30m),

STUDY: 8'9" x 10'1" (2.66m x 3.07m), UTILITY/CLOAKROOM: 5'4" x 8'8" (1.62m x 2.64m)

FIRST FLOOR: LANDING, BEDROOM ONE: 15'5" x 10'8" (4.69m x 3.25m), EN-SUITE SHOWER ROOM: 5'2" x 7'5" (1.57m x 2.26m), BEDROOM TWO: 10'11" x 13'1" (3.32m x 3.98m),

BEDROOM THREE: 11'1" x 13'5" excluding wardrobe measurements (3.37m x 4.08m excluding wardrobe measurements), BEDROOM FOUR: 8'4" x 12'6" (2.54m x 3.81m),

BATHROOM: 6'7" x 9'2" (2.00m x 2.79m)

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Description

Constructed in 2016 by Messrs Taylor Wimpey, is this spacious four bedroom modern detached family home.

The property, which is offered in excellent decorative order, benefits from uPVC double glazing and mains gas fired central heating and is further enhanced by a double garage alongside.

- Detached
- Four Bedrooms
- Three Reception Rooms
- Double Garage
- uPVC Double Glazing
- Gas Fired Central Heating
- Popular Village Location
- Constructed In 2016



Internally, the property offers spacious and well planned accommodation arranged over two floors which comprises in brief; front door leading into entrance hall with fitted storage and stairs rising to first floor. A good size sitting room is found at the rear of the property with French doors to the outside and access to the dining room. A separate dining room opens into a refitted modern kitchen comprising of a matching range of white high gloss wall and base units, granite work surfaces with upstands and tiled splashbacks. There is an integrated fridge/freezer, double oven with five ring gas hob, dishwasher, and a concealed wall mounted boiler. A separate study is found at the front of the property – ideal for home working or as a family room. A utility/cloakroom comprises of wall and base units, roll edge work surfaces, wc, and an integrated washing machine.

From the hall, a staircase rises to first floor landing doors to all principle bedrooms and a family bathroom. The main bedroom is benefitted by an en-suite shower room, as well as built-in wardrobe space. The en-suite comprises of wc, wash hand basin, double walk-in shower with drencher shower over. Bedrooms three and four also benefit from fitted wardrobes. A family bathroom completes the accommodation and comprises of wc, wash hand basin, bath with tiled surround and shower over. Externally, the rear garden is fully enclosed and has been landscaped by the current owners. A generous area of patio sits underneath a decorative pergola. The main garden is laid to lawn with mature sleeper borders. To the side of the property, you will find a 6x8 timber shed. There is also access through to a double garage with two up-and-over doors, electric power and lighting.

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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/flash.stays.bottle

Council Tax Band: E

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

Mobile Phone Coverage: Voice & data available with EE, Three, O2 & Vodafone.

Flood Risk: Rivers & 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

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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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