



GIBBINS RICHARDS

100 Collett Road, Norton Fitzwarren, Taunton TA2 6DD
Guide Price £475,000

GIBBINS RICHARDS 
Making home moves happen

A well presented five bedroom detached family home located on the western outskirts of Taunton. This spacious accommodation consists of; entrance hall, two reception rooms, kitchen/diner, cloakroom and utility on the ground floor. To the first floor is a family bathroom and three double bedrooms. The master bedroom has an en-suite shower room and dressing room area. The second floor has two double bedrooms, shower room and large landing area. Externally the property benefits from a single garage, parking and rear garden. Energy rating: C-80

Constructed in 2013 by David Wilson Homes to the popular Emmerson design, this substantial three storey home provides extremely spacious and versatile living space. The property is located on the edge of a popular development on the outskirts of Taunton. The town centre is approximately 2 miles distant and provides easy access to the M5 at junction 25 and a mainline railway station. Norton Fitzwarren has a wide range of local amenities including shops, primary school, pharmacy and doctors surgery.

DETACHED MODERN 5 BEDROOM HOME
GARAGE & OFF ROAD PARKING
UTILITY & CLOAKROOM
MASTER BEDROOM WITH EN-SUITE
WELL PRESENTED ACCOMMODATION
TWO GROUND FLOOR RECEPTION ROOMS
GAS CENTRAL HEATING
DOUBLE GLAZED





GIBBINS RICHARDS

Entrance Hall	14' 6" x 6' 1" (4.42m x 1.85m) narrowing to 3'1" Under stairs storage.
Lounge	21' 5" x 11' 7" (6.52m x 3.53m)
Study / 2nd Reception Room	9' 9" x 9' 5" (2.97m x 2.87m)
Cloakroom	5' 0" x 3' 2" (1.52m x 0.96m)
Kitchen/Dining Room	16' 6" x 13' 3" (5.03m x 4.04m) With integral dishwasher, cooker, hob and extractor fan.
Utility Room	6' 4" x 5' 5" (1.93m x 1.65m) Door into garage.
First Floor Landing	14' 7" x 2' 9" (4.44m x 0.84m)
Bedroom 1	12' 7" x 11' 9" (3.83m x 3.58m)
Dressing Room Area	8' 4" x 4' 4" (2.54m x 1.32m) Built-in wardrobes.
En-suite Shower Room	8' 4" x 4' 5" (2.54m x 1.35m)
Bedroom 2	10' 3" x 9' 9" (3.12m x 2.97m)
Bedroom 3	9' 9" x 8' 8" (2.97m x 2.64m)
Family Bathroom	7' 0" x 6' 5" (2.13m x 1.95m)
Second Floor Landing	6' 8" x 5' 5" (2.03m x 1.65m)
Bedroom 4	14' 3" x 11' 6" (4.34m x 3.50m) Built-in wardrobes.
Bedroom 5	11' 9" x 8' 5" (3.58m x 2.56m)
Shower Room	8' 5" x 5' 5" (2.56m x 1.65m)
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.



GIBBINS RICHARDS



GIBBINS RICHARDS



GIBBINS RICHARDS

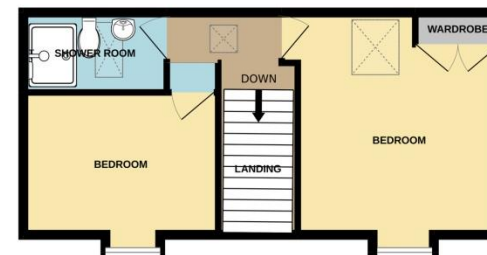
GROUND FLOOR
737 sq.ft. (68.4 sq.m.) approx.



1ST FLOOR
602 sq.ft. (55.9 sq.m.) approx.



2ND FLOOR
388 sq.ft. (36.1 sq.m.) approx.



TOTAL FLOOR AREA : 1727 sq.ft. (160.4 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 ©2022



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.



50 High Street, Taunton, Somerset TA1 3PR Tel: 01823 332828

Email: tn@gibbinsrichards.co.uk Web: www.gibbinsrichards.co.uk