



**5 Coopers Mill, Norton Fitzwarren, Taunton, Somerset,
TA2 6NX**

Offers in the Region Of: £315,000

A beautifully appointed modern, extended detached house with a garage and driveway in the heart of this thriving village close to local shops, doctors and vets.



Features

- A beautifully appointed modern, extended detached house.
- Convenient location close to local shops, doctors and pharmacy.
- Superbly presented and modernised accommodation.
- Entrance hallway and cloakroom/WC.
- Generous lounge with a bay fronted window.
- A fantastic modern kitchen/dining room with doors to rear garden.
- 3 first floor bedrooms and refitted white bath/shower room.
- Double glazing and gas central heating.
- Lovely gardens with a good sized patio area to one side.
- Garage and driveway.





**GROSS INTERNAL FLOORSPACE:
971 sq.ft (90.2sq.m)**

ENTRANCE HALLWAY

CLOAKROOM/WC

LOUNGE 13' 7" x 12' 4" (4.14m x 3.76m)

KITCHEN/DINING ROOM - 17' 1" x 15' 1" (5.20m x 4.59m)

BEDROOM 1 - 11' 4" x 8' 8" (3.45m x 2.64m)

BEDROOM 2 - 10' 0" x 8' 8" (3.05m x 2.64m)

BEDROOM 3 - 8' 2" x 6' 7" (2.49m x 2.01m)

BATHROOM

GARAGE - 16' 0" x 9' 1" (4.87m x 2.77m)

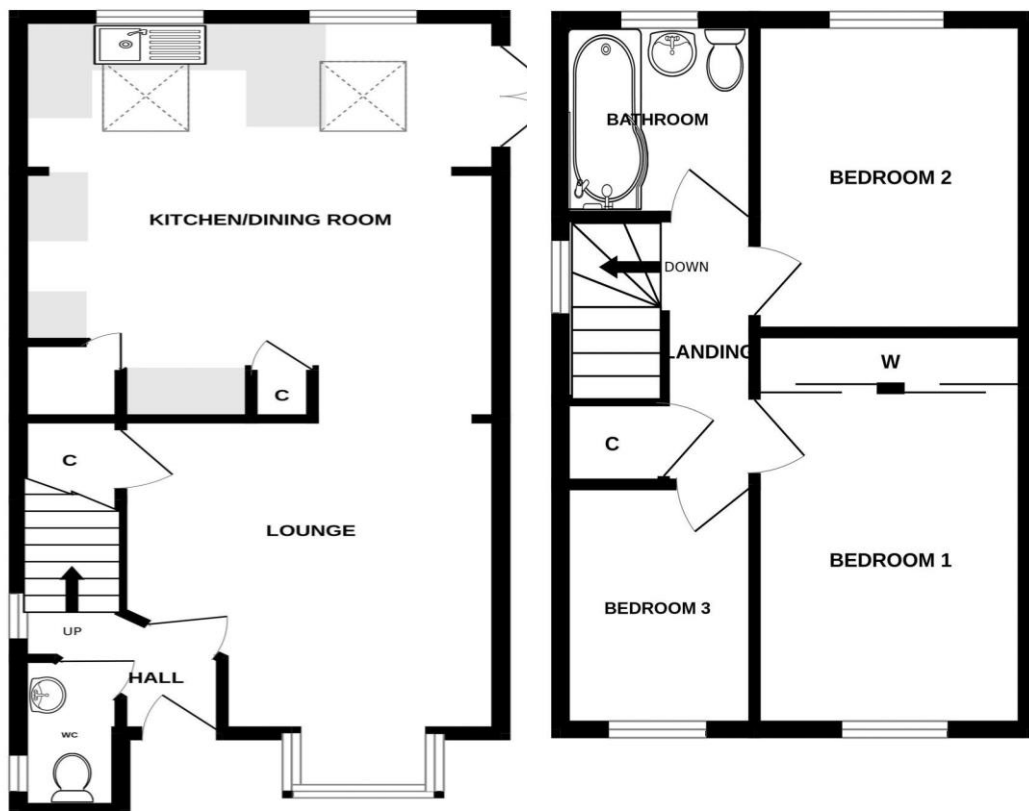
TENURE: Freehold

TAX BAND: D

SERVICES: All mains including Double glazing and gas central heating.

DIRECTIONS: Leave Taunton along Staplegrove Road and bear left at the Cross Keys roundabout. Continue for less than a mile through the centre of Norton Fitzwarren and just before the Boots Pharmacy turn right into Coopers Mill and number 5 will be found towards the far end and identified by our For Sale board.

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	74 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



All measurements are approximate (in some cases maximum into recesses).
Not to scale. Illustrative purposes only.

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01823 324324

DISCLAIMER: For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide in good faith. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings and a wide angle lens may have been used for some photographs. Photographs may also show appliances that are not included in the sale. If you have any specific enquiries or are unfamiliar with the area and require additional information please contact us before viewing the property.

