

Property details **approval form**

36 Morse Road, Norton Fitzwarren, Taunton, Somerset, England, TA2 6BU

Date: 16 July 2026

Property Ref and Version: TTN313858 - 0002

Not for marketing purposes INTERNAL USE ONLY

Selling your home with us!

○ Let's get your property sold!

After visiting your property we have compiled this document to show you all of the information we have gathered, including all images. We just need you to review this document to make sure everything we say in here is accurate before we officially begin marketing your home.

What is covered in this marketing approval form:

- | | |
|----------------------|---------------------|
| 1. Price | 5. Room Description |
| 2. Key Features | 6. Directions |
| 3. Short Description | 7. Property Images |
| 4. Long Description | 8. Floor Plan |

The information within this document will be used within our property particulars and on the internet; the format of how this information is displayed may be subject to change.

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○ Price

£240,000

Tenure: Freehold

○ Key Features

- > Energy Rating: Awaited
- > Three-bedroom end-of-terrace home
- > Popular Norton Fitzwarren location
- > Low-maintenance enclosed rear garden
- > Car port providing off-road parking
- > Ideal first-time purchase or family home
- > Convenient access to Taunton town centre and M5 motorway
- > Spacious living accommodation
- > Viewing highly recommended

○ Short Description

A well-presented three-bedroom end-of-terrace home in the popular village of Norton Fitzwarren, featuring a low-maintenance garden and car port parking, close to local amenities and transport links. Ideal for first-time buyers, families, or investors.

○ Long Description

Nestled in the popular and thriving village of Norton Fitzwarren, this well-presented three-bedroom end-of-terrace home offers spacious and practical accommodation, making it an excellent choice for first-time buyers, growing families, or investors alike.

The property is ideally situated within easy reach of local amenities, schools, countryside walks, and excellent transport links into Taunton town centre.

Upon entering the property, you are welcomed into a bright and inviting entrance hall leading through to a spacious living room, providing the perfect space to relax and entertain. The modern kitchen/dining area offers ample worktop and storage space together with room for family dining.

To the first floor, there are three well-proportioned bedrooms. The family bathroom is fitted with a modern ensuite.

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Outside, the property benefits from a low-maintenance rear garden. The garden is fully enclosed, making it ideal for children and pets.

Norton Fitzwarren continues to be a highly sought-after location, offering a range of local facilities including shops, schools, public houses, and scenic walks, whilst remaining within easy commuting distance of Taunton and the M5 motorway.

Early viewing is highly recommended to fully appreciate the accommodation, location, and lifestyle this wonderful home has to offer.

○ Directions

From Taunton Town Centre, proceed north-west along Station Road (A3027) and continue onto Bridge Street. Follow signs for Minehead (A358) and continue along Staplegrove Road.

At the roundabout, take the exit onto the A358 towards Norton Fitzwarren/Minehead. Continue on this road before taking the right turn into Norton Fitzwarren. Follow Station Road through the village and continue straight ahead.

Turn left onto Morse Road, where the property can be found on the left-hand side. Property will be identified by our For Sale board.

○ Agents Note

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○ Room Description

Entrance Hall

Front door leading into the entrance hall with access to the cloakroom, kitchen, living/dining room, and stairs rising to the first floor.

Cloakroom

Fitted with a low-level WC and wash hand basin.

Kitchen

Positioned at the front of the property, offering a range of wall and base units with work surfaces over, space for appliances, and a front-facing window.

Lounge/Diner

A spacious open-plan living and dining area spanning the width of the property, providing ample space for both lounge and dining furniture. Double doors open onto the rear garden, allowing plenty of natural light.

Landing

Giving access to all bedrooms, family bathroom, and airing/storage cupboard.

Bedroom One

A generous double bedroom overlooking the rear aspect, benefiting from an en-suite shower room.

En-Suite

Comprising a shower enclosure, wash hand basin, and low-level WC.

Bedroom Two

A well-proportioned double bedroom situated to the front of the property.

Bedroom Three

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○ Room Description

A comfortable single bedroom ideal as a child's room, guest bedroom, or home office.

Family Bathroom

Fitted with a panel-enclosed bath, wash hand basin, and low-level WC.

Garden

The property benefits from a low-maintenance enclosed rear garden, perfect for outdoor seating and entertaining.

Parking

The property benefits from a covered car port, providing convenient off-road parking. Positioned close to the property, the car port offers practical day-to-day parking with additional street parking available nearby, subject to availability

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○ Room Description

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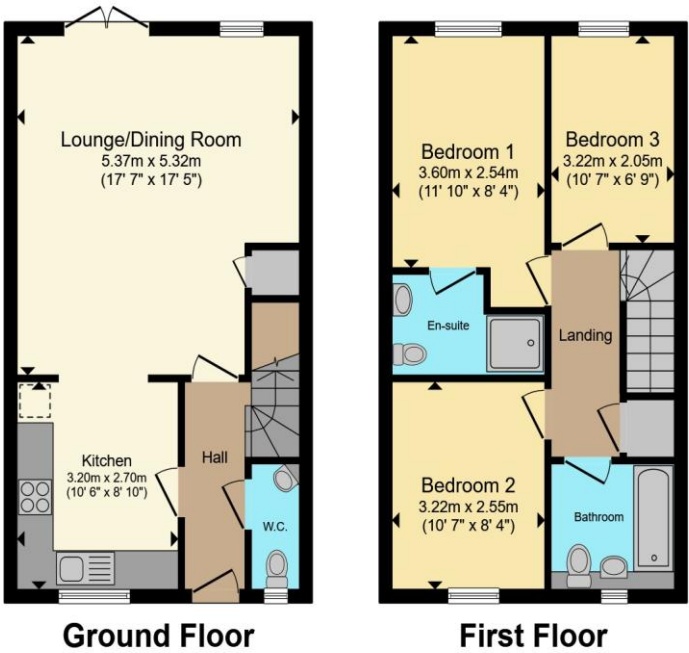
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Floor Plan



Total floor area 80.5 m² (867 sq.ft.) approx
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



Approval

Signature		Date
Anna Lisenoka		
Mr C. Rowe		