



 **TOWNSEND**
LETTING & MANAGEMENT

Norton Fitzwarren, Taunton

£1,400

3 Bedroom House - Semi-Detached

Available 13th March 2026



1 Conquest Farm Cottages Norton Fitzwarren, Taunton, TA2 6PN



£1,400
Council Tax Band C

Deposit £1,615
Floor Area 1022.00 sq ft

- Council Tax Band C
- EPC rating D
- Rural location, foot of Quantock Hills AONB
- Pet friendly
- Ready NOW

Would you like to live in a beautifully renovated cottage with lovely countryside views but only 3.5 miles from Taunton town centre?

Set at the foot of the Quantock Hills, this bright and spacious three bedroom semi detached cottage has recently been upgraded with a new kitchen and most rooms redecorated. There is a safe, easy to maintain rear garden and off street parking for one car. A new electric log burner will be fitted in the near future.



The rent INCLUDES water and sewerage. There is mains gas central heating and a downstairs WC and utility, please see our floorplan, photographs and 360 virtual tour.

ONE SMALL/MEDIUM DOG OR CAT WILL BE CONSIDERED>

Appliances, where provided, will not necessarily be replaced, or repaired by the Landlord. This is at the sole discretion of the individual Landlord and any appliances noted in the details will not necessarily remain at the property. It is the prospective Tenants' responsibility to satisfy themselves by checking with the Landlord/Agent which appliances will remain in the property prior to paying the holding fee.

All prospective tenants will be subject to credit, criteria and affordability checks to ensure that the property is suitable for their needs and income. Applicants need to have an income of £42,000 per annum to qualify.

Broadband/Mobile phone coverage

From the Landlord re broadband ' We use Starlink at £35 per month but there are mobile data offerings which have good speed because there is a mast at the 40 commando opposite.' For an indication of broadband speeds as well as further information on mobile phone signal and coverage available, please refer to the 'Ofcom checker' website.

Please note Tenants cannot run/register a business from this property



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		100+
(81-91) B		
(69-80) C		
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	