



131 Apple Tree Close, Norton Fitzwarren, Taunton TA2 6FF
£159,950

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This spacious and beautifully maintained ground floor one bedroomed flat is situated in the desirable village of Norton Fitzwarren. Immaculately presented, the property features an entrance hall, kitchen and sitting/dining area, generous double bedroom and a modern bathroom. Externally the flat benefits from an allocated parking space and a communal bin store. There is also visitor parking available. Energy rating: B

Tenure: Leasehold / Energy Rating: B / Council Tax Band: A

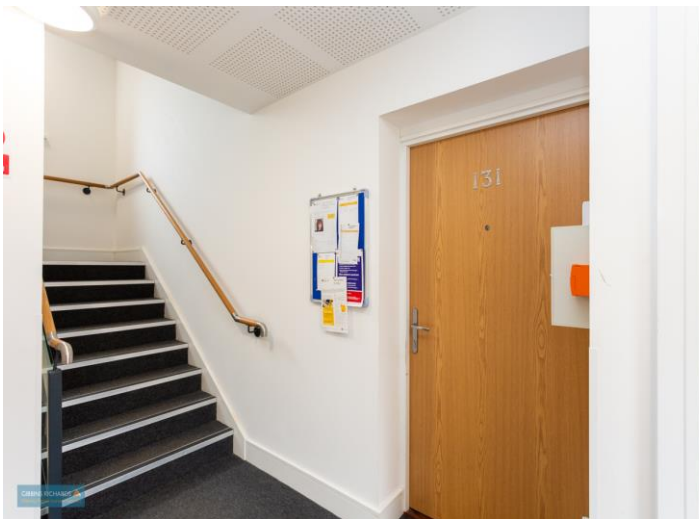
The property is within walking distance of a variety of local amenities, including shops, public house, doctors surgery and primary school. The village also offers excellent transport links with easy access to the nearby town of Taunton. The accommodation is well presented throughout and is warmed by gas central heating via a combination boiler located in the kitchen. This flat is ideal for first time buyers, investors or those looking to downsize in a charming and developing village.

GROUND FLOOR FLAT
DOUBLE BEDROOM
ALLOCATED PARKING FOR ONE CAR
IMMACULATLY PRESENTED ACCOMMODATION
LOCATED IN A MODERN DEVELOPMENT
CLOSE TO A RANGE OF AMENITIES
GAS CENTRAL HEATING
PERFECT FIRST TIME BUY OR INVESTMENT OPPORTUNITY
NEW FLOORING THROUGHOUT

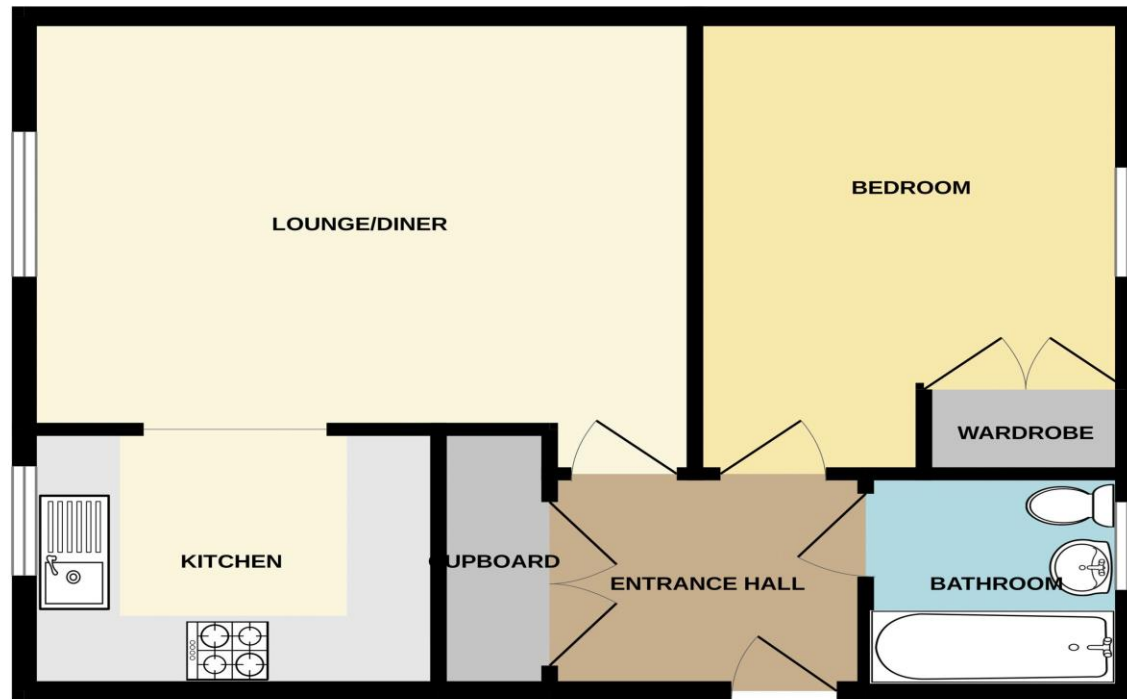




Entrance	Communal entrance door with external letterboxes. Personal door into:
Entrance Hall - inside flat	Storage Cupboard
Sitting/ Dining Room	15' 8" x 12' 4" (4.77m x 3.76m) Double glazed window to front. Access to:
Kitchen	Kitchen 9' 7" x 7' 8" (2.92m x 2.34m) Double glazed window to front. Range of modern base and wall mounted cupboards with built-in oven, hob and extractor hood, space for upright fridge/freezer and space for washing machine.
Bedroom	Bedroom 11' 5" x 10' 2" (3.48m x 3.10m) Double glazed window to rear and built-in double wardrobe
Bathroom	Bathroom Double glazed window to rear, low level wc, wash hand basin, bath with shower over and heated towel rail.
Outside	Allocated parking space for one vehicle plus additional visitor parking spaces, outside bin store and bike shed
Tenure and Outgoings	There is an original 250 year lease dated from 1st January 2019. We believe the annual service charge to be £1,200 and the annual ground rent to be £109.00, based on information provided, but not from the Vendor.



GROUND FLOOR
530 sq.ft. (49.3 sq.m.) approx.



TOTAL FLOOR AREA : 530 sq.ft. (49.3 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.
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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.
Once an offer is accepted by our client, an Administration Fee of £40 + VAT (£48) **per buyer** will be required in order for us to process the necessary checks relating to our compliance and Anti-Money Laundering obligations. This is a non-refundable payment and cannot be returned should a purchase cease to continue. It can be paid via a card machine, or via BACS transfer.

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