



GIBBINS RICHARDS 

89 Mill House Road, Norton Fitzwarren, Taunton TA2 6DQ
£210,000

GIBBINS RICHARDS 
Making home moves happen

A two bed detached coach house located in the sought after village of Norton Fitzwarren. The accommodation is well presented and consist of: open plan lounge/diner with archway leading to the kitchen, two bedrooms and bathroom. Externally the property benefits from a single garage with light and power.

Tenure: Freehold / Energy Rating: C / Council Tax Band: B

Built by Barrett Homes in 2017, the property still benefits from the original NHBC Warranty. The accommodation is warmed by gas central heating via a combination boiler and is complete with double glazing throughout. Norton Fitzwarren contains a good range of day to day amenities including a nearby shopping parade, medical centre, primary school and public house. Taunton town centre is less than 3 miles distant and boasts a wide and comprehensive range of shopping facilities as well as a park and ride bus service.

DETACHED COACH HOUSE
TWO BEDROOMS
GARAGE
ATTRACTIVE OUTLOOK
WELL PRESENTED ACCOMMODATION
FREEHOLD
GAS CENTRAL HEATING
CLOSE TO AMENITIES
REMAINING NHBC WARRANTY





Entrance door opening to;

Hall

Door into garage. Stairs to;

First Floor Landing Two storage cupboards.

Sitting/Dining Room

17' 5" x 13' 9" (5.32m x 4.18m)

Kitchen

13' 1" x 7' 8" (3.98m x 2.34m)

Bedroom 1

11' 1" x 10' 5" (3.38m x 3.17m)

Bedroom 2

11' 1" x 8' 11" (3.38m x 2.72m)

Bathroom

8' 1" x 6' 8" (2.46m x 2.02m)

Outside

Garage 18' 8" x 8' 1" (5.70m x 2.46m) with up and over door and internal pedestrian door opening to the hall.

Tenure & Outgoings

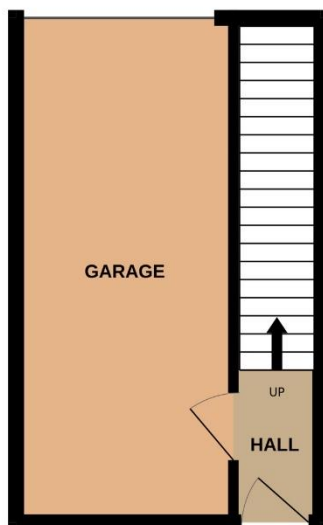
The property is freehold with an approximate service charge of £250.00 per annum for the maintenance of the grounds. This is managed by HLM & Meadfleet.

Agents Note

Section 21 of the Estate Agency Act requires us to declare that this property is owned by an employee of Gibbins Richards Estate Agents Ltd who have no financial gain in this matter other than their normal commission chargeable.



GROUND FLOOR
211 sq.ft. (19.6 sq.m.) approx.



1ST FLOOR
651 sq.ft. (60.4 sq.m.) approx.



TOTAL FLOOR AREA : 861 sq.ft. (80.0 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.



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