



GIBBINS RICHARDS
Making home moves happen

81 Mill House Road, Norton Fitzwarren, Taunton TA2 6DQ
£156,000

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This spacious and immaculately presented two bedroomed top floor apartment is situated in the desirable village of Norton Fitzwarren and offered to the market with NO CHAIN. The property features an entrance hall, kitchen, sitting/dining room, two generous double bedrooms and a family bathroom. Externally the property benefits from one allocated parking space and a communal bin storage area.

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

The property is within walking distance of a range of local amenities including shops, public houses, doctors surgery and primary school. The village also benefits from excellent transport links and 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 property is ideal for first time buyers, investors and those seeking to downsize in a charming developing village.

TOP FLOOR APARTMENT
TWO DOUBLE BEDROOMS
ALLOCATED PARKING SPACE
IMMACULATELY PRESENTED THROUGHOUT
LOCATED IN A POPULAR MODERN DEVELOPMENT
CLOSE TO A RANGE OF AMENITIES
GAS CENTRAL HEATING
PERFECT FIRST TIME BUY OR INVESTMENT PURCHASE





Hallway	12' 9" x 4' 4" (3.88m x 1.32m)
sitting/Dining Room	14' 0" x 12' 5" (4.26m x 3.78m)
Kitchen	9' 5" x 6' 8" (2.87m x 2.03m)
Bedroom 1	11' 5" x 8' 7" (3.48m x 2.61m)
Bedroom 2	11' 6" x 8' 3" (3.50m x 2.51m)
Family Bathroom	7' 2" x 6' 2" (2.18m x 1.88m)
Outside	Allocated parking space. Communal bin storage.
Tenure and Outgoings	The apartment is leasehold and benefits from a 125 year lease dated 1st April 2008 (108 years remaining). The ground rent is £250 per annum and the service charge is £1,000 per annum.



GROUND FLOOR
571 sq.ft. (53.0 sq.m.) approx.



TOTAL FLOOR AREA : 571 sq.ft. (53.0 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 purchasers. 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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