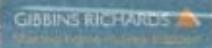




24 Mill House Road, Norton Fitzwarren, Taunton TA2 6DA
£160,000



GIBBINS RICHARDS 
Making home moves happen

Two bedrooms | Well-presented | Single Garage

A modern and well-presented two double bedroom first floor flat, ideally located in the popular village of Norton Fitzwarren. The property offers generous accommodation, gas central heating and the added benefit of a single garage.

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

Constructed in 2015, the flat is one of only two within the block and is presented in excellent decorative order throughout. The accommodation is well-proportioned and designed for comfortable modern living. Norton Fitzwarren offers a good range of everyday amenities including a local shopping parade, medical centre, primary school and public house, while Taunton town centre is less than three miles away, providing extensive shopping, leisure facilities and a convenient park and ride service.

593 Approximate square footage

Two double bedrooms

Well-presented throughout

One of only two flats in the block

Single garage

Close to a range of amenities

Gas central heating

Great investment/first-time buy





Hallway

Sitting/Dining Room 17' 9" x 10' 9" (5.41m x 3.27m) maximum.

Kitchen 12' 5" x 6' 2" (3.78m x 1.88m) maximum.

Bedroom 1 11' 3" x 8' 1" (3.43m x 2.46m)

Bedroom 2 10' 9" x 8' 1" (3.27m x 2.46m)

Bathroom 6' 7" x 6' 2" (2.01m x 1.88m) maximum.

Outside Single garage.

Tenure and Outgoings The property is leasehold with a 155 years dated from 1st April 2015 (144 years remaining). The service charge is £1,830 and the ground rent is £268 per annum.





TOTAL FLOOR AREA: 593 sq ft. (55.1 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 condition or working order 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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