



GIBBINS RICHARDS  
Making home moves happen

96 Mill House Road, Norton Fitzwarren, Taunton TA2 6DQ  
£162,500

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A beautifully presented top-floor two-bedroom flat located in the sought-after village of Norton Fitzwarren. The accommodation features an entrance hall, an inner hallway, and a spacious open-plan kitchen, dining, and living area. There are two generously sized double bedrooms and a family bathroom. Outside, the property includes an allocated parking space for one vehicle.

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

Built by Barrett Homes in 2017, this beautifully presented top floor apartment enjoys the remainder of its original NHBC warranty. Set in an elevated position, the property boasts expansive views over picturesque open farmland. 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.

TOP FLOOR APARTMENT  
TWO DOUBLE BEDROOMS  
ALLOCATED PARKING SPACE  
PERFECT FIRST TIME BUY OR INVESTMENT PURCHASE  
GAS CENTRAL HEATING  
BRIGHT LIVING SPACE WITH COUNTRY VIEWS  
LOCATED IN A POPULAR MODERN DEVELOPMENT  
CLOSE TO A RANGE OF AMENITIES  
OPEN PLAN LIVING / DINING AREA

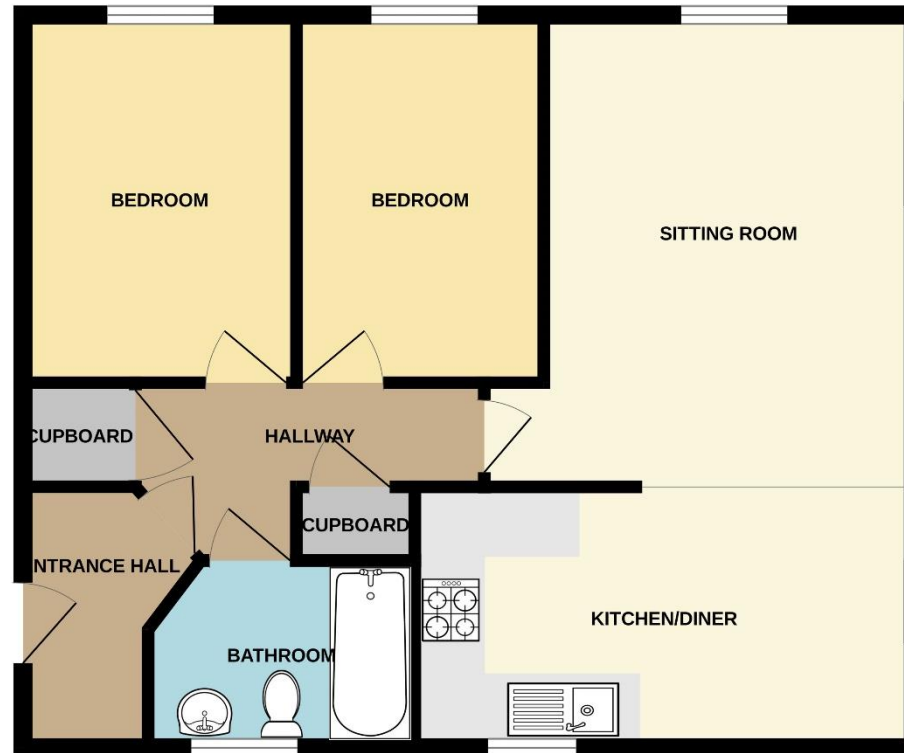




Entrance Hall	8' 1" x 5' 6" (2.47m x 1.68m)
Hallway	10' 10" x 5' 6" (3.29m x 1.68m) Storage cupboards.
Sitting Room	46' 9" x 36' 4" (14.25m x 11.07m)
Kitchen/Diner	50' 9" x 24' 6" (15.47m x 7.46m)
Bedroom 1	35' 4" x 23' 10" (10.77m x 7.26m)
Bedroom 2	35' 4" x 26' 6" (10.77m x 8.07m)
Bathroom	8' 3" x 5' 10" (2.52m x 1.77m)
Tenure and Outgoings	The property is leasehold with an 155 year lease dated 1st June 2016 (146 years remaining). We believe the annual charges to be approximately - £350 ground rent, £840 service charge and £17.72 communal areas.



GROUND FLOOR  
626 sq.ft. (58.2 sq.m.) approx.



TOTAL FLOOR AREA : 626 sq.ft. (58.2 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.*

50 High Street, Taunton, Somerset TA1 3PR Tel: 01823 332828  
Email: [tn@gibbinsrichards.co.uk](mailto:tn@gibbinsrichards.co.uk) Web: [www.gibbinsrichards.co.uk](http://www.gibbinsrichards.co.uk)