



GIBBINS RICHARDS 
Making home moves happen

60 Mill House Road, Norton Fitzwarren, Taunton TA2 6DA

£245,000

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3 bedrooms – Terrace Home– Garage & Parking

This well-presented three-bedroom terrace Home is located in the sought-after village of Norton Fitzwarren and benefits from a single garage and off-road parking. Energy Rating C

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

The ground floor accommodation comprises an entrance hall leading into a spacious living room, with access through to a modern kitchen/dining room featuring doors opening onto the rear garden, creating an ideal space for both everyday living and entertaining.

Upstairs, the property offers three well-proportioned bedrooms along with a family bathroom. The home is thoughtfully arranged throughout and benefits from gas central heating. Externally, the property enjoys a private rear garden, a single garage, and driveway parking.

Conveniently situated within walking distance of local amenities including shops, pubs, a doctor's surgery, and a primary school, Norton Fitzwarren also offers excellent transport links with easy access to Taunton town centre and surrounding areas.

This attractive home presents an excellent opportunity for a variety of buyers looking for a well-connected property in a popular village location on the outskirts of Taunton.

62.7 Approximate square meters

3 Bedroom Terrace

Single Garage & Parking

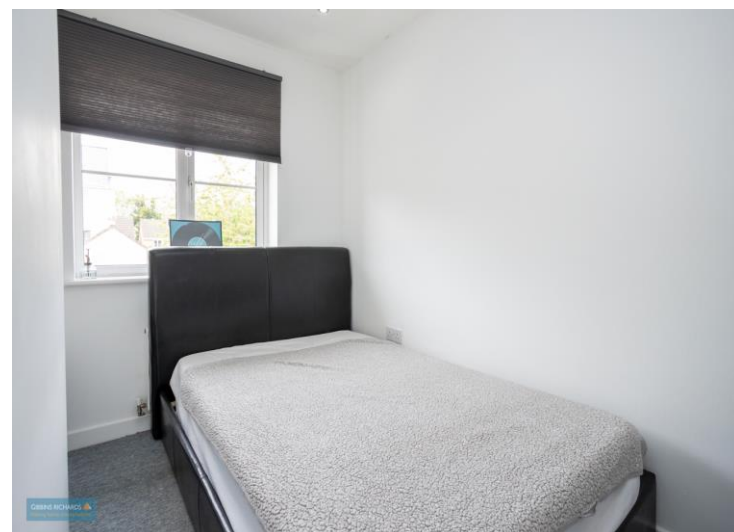
Popular Village Location

No Onward Chain

Gas Central Heating

Perfect for First Time buyers

Village Location





Downstairs WC

Sitting Room 13' 7" x 16' 1" (4.15m x 4.89m)

Kitchen Diner 13' 7" x 8' 9" (4.15m x 2.66m)

Bedroom 1 13' 7" x 9' 2" (4.15m x 2.79m)

Bedroom 2 7' 10" x 10' 0" (2.39m x 3.05m)

Bedroom 3 7' 11" x 6' 8" (2.42m x 2.04m)

Family Bathroom 7' 1" x 5' 8" (2.15m x 1.72m)

Outside

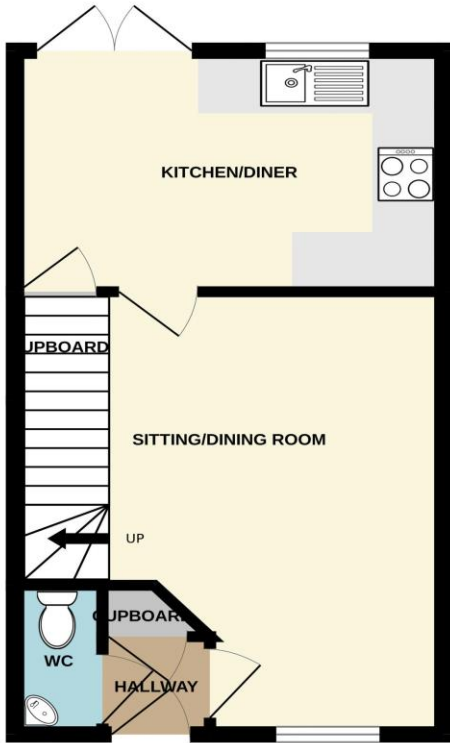
The property features a single garage, off-street parking, and a rear garden.

Agents Notes

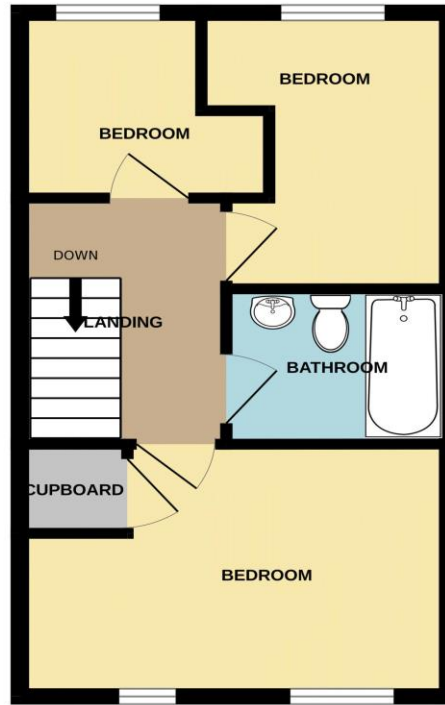
Please note that this property is freehold but is subject to a management charge. We are advised by the sellers that the current charge is £255 per annum at the time of marketing.



GROUND FLOOR
337 sq.ft. (31.3 sq.m.) approx.



1ST FLOOR
337 sq.ft. (31.3 sq.m.) approx.



TOTAL FLOOR AREA : 675 sq.ft. (62.7 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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