



GIBBINS RICHARDS   
Making home moves happen

112 Morse Road, Norton Fitzwarren, Taunton TA2 6BS

£175,000

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A brilliantly positioned first floor coach house in a modern block located in Norton Fitzwarren, to the north west of Taunton. The property comes with a garage, two double bedrooms and a spacious interior, gas central heating and double glazing.

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

112 Morse Road has the benefit of occupying a streamside position with a pleasant outlook towards the stream and the trees surrounding it. Internally the property has two good sized bedrooms, sitting/dining room, kitchen and a bathroom. It is deemed ideal as a first time buy or a rental investment due to its close proximity to local amenities and the access to Taunton town centre. There is a garage below the property. An internal viewing is highly recommended.

PLEASANT OUTLOOK  
SPACIOUS ACCOMMODATION  
TWO BEDROOMS  
CLOSE TO AMENITIES  
GARAGE  
GAS CENTRAL HEATING  
DOUBLE GLAZING  
VIEWING HIGHLY RECOMMENDED





Communal entrance door with entry phone system.  
Communal stairs leading to the first floor. Private door into;

Entrance Hall

Sitting/Dining Room 17' 11" x 11' 0" (5.46m x 3.35m)

Kitchen 12' 7" x 6' 3" (3.83m x 1.90m)

Bedroom 1 11' 5" x 8' 0" (3.48m x 2.44m)

Bedroom 2 11' 0" x 8' 0" (3.35m x 2.44m)

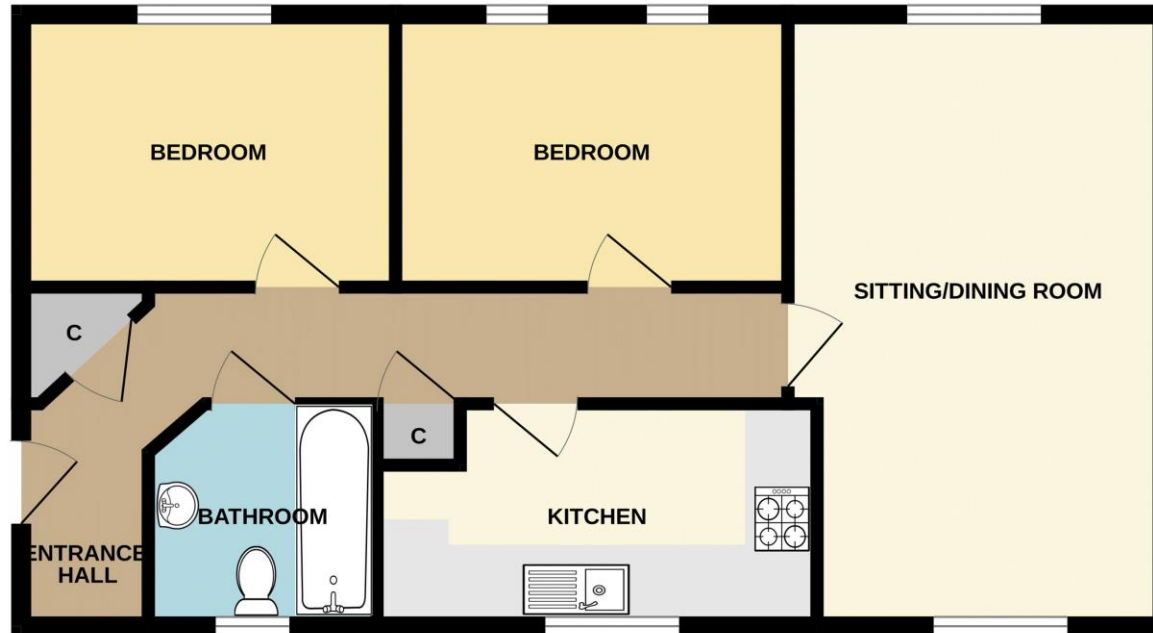
Bathroom 5' 6" x 6' 9" (1.68m x 2.06m)

Outside Garage.

Tenure and Outgoings The property is leasehold and benefits from an original 155 year lease commencing on 1 April 2008 (137 years remaining). There is a current service charge along with ground rent and an additional peppercorn rent payable to the freeholder that amounts to approximately £1,943.32 per annum.



FIRST FLOOR  
620 sq.ft. (57.6 sq.m.) approx.



TOTAL FLOOR AREA : 620 sq.ft. (57.6 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.



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