



20 Yarlington Close, Norton Fitzwarren, Taunton TA2 6RR

£169,950

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Situated in the popular village of Norton Fitzwarren, this beautifully presented, purpose-built two-bedroom ground floor flat benefits from its own patio area, allocated parking and access to additional communal lawned garden, all set within a quiet cul-de-sac location.

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

This well-established home offers two good-sized bedrooms, a fitted kitchen, principal bathroom and a spacious lounge/dining room, with doors opening directly onto a private patio area.

The current owners have also carried out a number of tasteful improvements throughout, including the addition of a new front door.

Externally, the property benefits from allocated parking directly in front of the building, a private rear patio and access to a shared communal garden, available exclusively for the use of the ground and first-floor apartments. There is also a secure, locked bin store.

Two Good-Sized Bedrooms

Ground Floor Apartment with Private Patio

Spacious Lounge/Dining Room

Private Rear Patio Area

Allocated Parking Directly Outside

Access to Shared Communal Gardens





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Entrance Hall

Bedroom 1 12' 3" x 11' 10" (3.73m x 3.60m)

Bedroom 2 9' 7" x 8' 5" (2.92m x 2.56m)

Shower Room 6' 1" x 5' 2" (1.85m x 1.57m)

Lounge/Dining Room 15' 3" x 13' 6" (4.64m x 4.11m)

Kitchen 10' 4" x 7' 3" (3.15m x 2.21m)

Outside
The property benefits from a small patio area accessed directly from the lounge. There is also allocated parking, together with access to a communal garden area where a useful brick-built storage shed can be found.

Agents Notes

The property is leasehold with approximately 84 years and 4 months remaining on the lease. The development is managed by LiveWest, with a service charge of approximately £730 per annum. Prospective purchasers are advised to verify all leasehold information and charges through their solicitor.



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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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