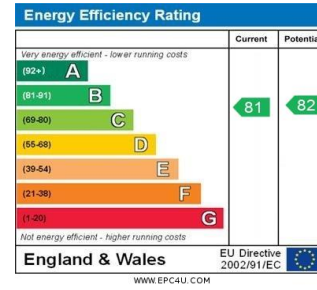
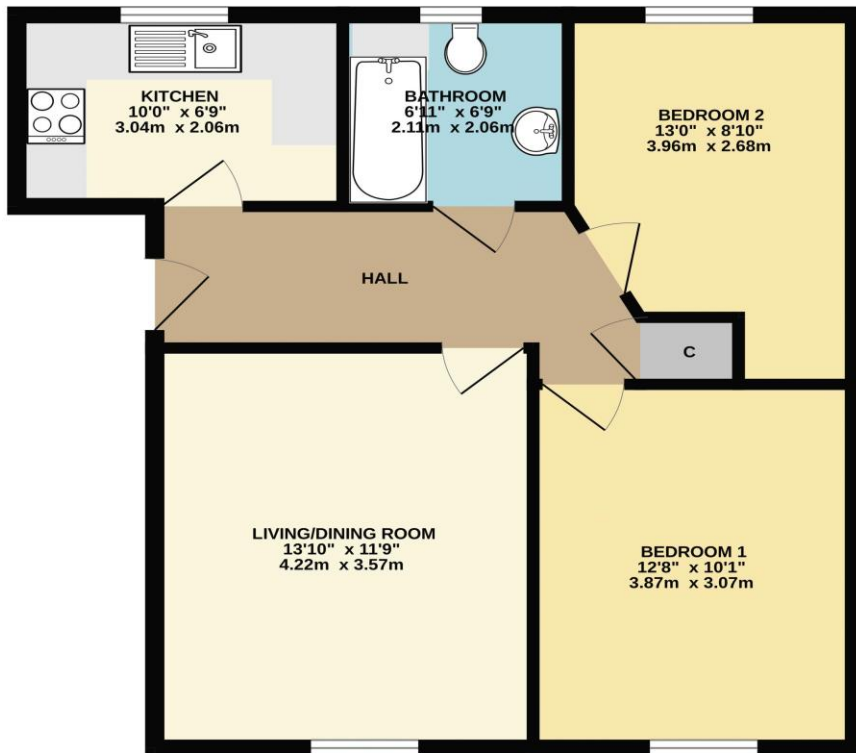


GROUND FLOOR
577 sq.ft. (53.6 sq.m.) approx.



TOTAL FLOOR AREA: 577 sq.ft. (53.6 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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£169,000

WARE & CO
estate and letting agents

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

An immaculately presented two bedroom
ground floor ex-show apartment

No onward chain

Allocated parking space

Two good sized bedrooms

Lovely living/dining room

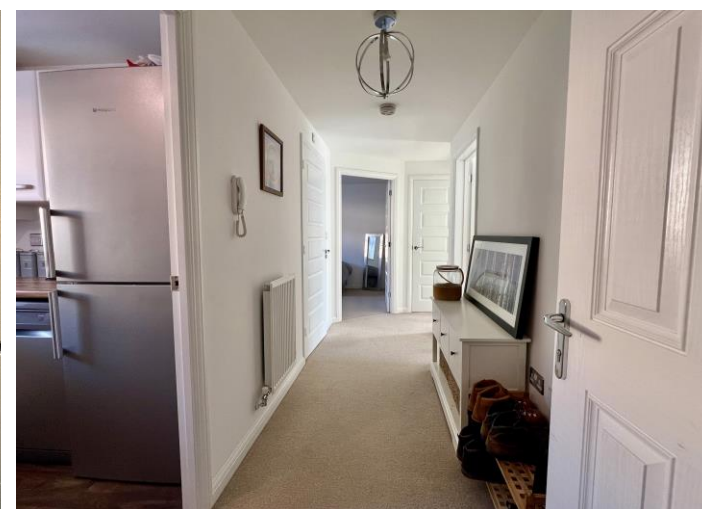
Fitted kitchen with integrated appliances

Three piece modern bathroom

Secure door entry system

Close to local amenities

Highly recommended



This spacious and immaculately presented two-bedroom ground floor ex-show home apartment is situated in Mill House Road on the outskirts of Norton Fitzwarren. With no onward chain, this property is ideal for first-time buyers, investors, or those looking to downsize to a low-maintenance, comfortable home. It is worth noting that the vendor is willing to sell the property fully furnished for a small additional charge. Please ask for further details.

The property is entered through a communal hallway with a secure door entry system and briefly comprises an entrance hall with built-in storage cupboard, fitted kitchen with integrated appliances, living/dining room with a southerly aspect, two generously sized bedrooms and a three piece bathroom. To the rear of the block is an allocated parking space.

The apartment is ideally positioned for easy access to a range of convenience stores in the heart of the village, as well as access for to regular bus service through to the county town of Taunton, noted for it's wide variety of shops, bars and restaurants, mainline railway station and access to the M5 Motorway.

TOTAL FLOOR AREA

58 Sq.m.

TENURE

Leasehold - 155 year from 1st April 2015.
Service charge £1,126 per annum.

COUNCIL TAX

Somerset Council Tax Band B.
Charges payable for 2024/25 - £1,662.92.

SERVICES

Main services of gas, electricity, water and drainage are connected.

Broadband/Mobile phone coverage - The options of standard and superfast broadband with speeds upto 136mbps are available. For an indication of broadband speeds as well as mobile phone signal and coverage available please refer to the 'Ofcom checker' website.

