



WARE & CO
estate and letting agents

115 Mill House Road, Norton Fitzwarren – TA2 6EY
£160,000

115 Mill House Road

Norton Fitzwarren, Taunton

- A well appointed ground floor apartment
- No onward chain
- Allocated car parking space
- Living room with window to the front
- Kitchen/dining room with integrated fridge/freezer, washing machine, oven and hob
- Two good sized bedrooms
- Modern three-piece bathroom with shower over the bath
- Secure door entry system
- Close to local amenities and good primary school

TENURE: Leasehold. 155 year lease from the 01.04.2016. Service charge £970 per annum. Ground rent £175 per annum. Meadfleet service charge for communal grounds, paths etc £15 per month.

SERVICES: Main services of gas, electricity, water and drainage are connected. Broadband speeds of 1000mbps and good/variable mobile signal across all for main networks (Source: Ofcom).

Council Tax band: B

EPC Energy Efficiency Rating: C





A well-presented two-bedroom ground floor apartment offered with no onward chain, situated on the outskirts of the popular village of Norton Fitzwarren.

This attractive property benefits from a secure door entry system and one allocated car parking space, making it an ideal purchase for first-time buyers, downsizers or investors alike.

The accommodation is neatly arranged and comprises an entrance hall with a built-in cloaks cupboard providing useful storage. The living room enjoys a southerly outlook to the front, creating a bright and comfortable reception space. To the rear, the kitchen/dining room is well fitted and includes a range of integrated appliances, comprising a fridge/freezer, washing machine, oven and hob, offering both practicality and a clean, modern finish.

There are two good sized bedrooms and a contemporary three-piece bathroom fitted with a panelled bath and shower over, wash hand basin and WC.

The property is offered to the market with no onward chain, allowing for a straightforward and timely transaction.

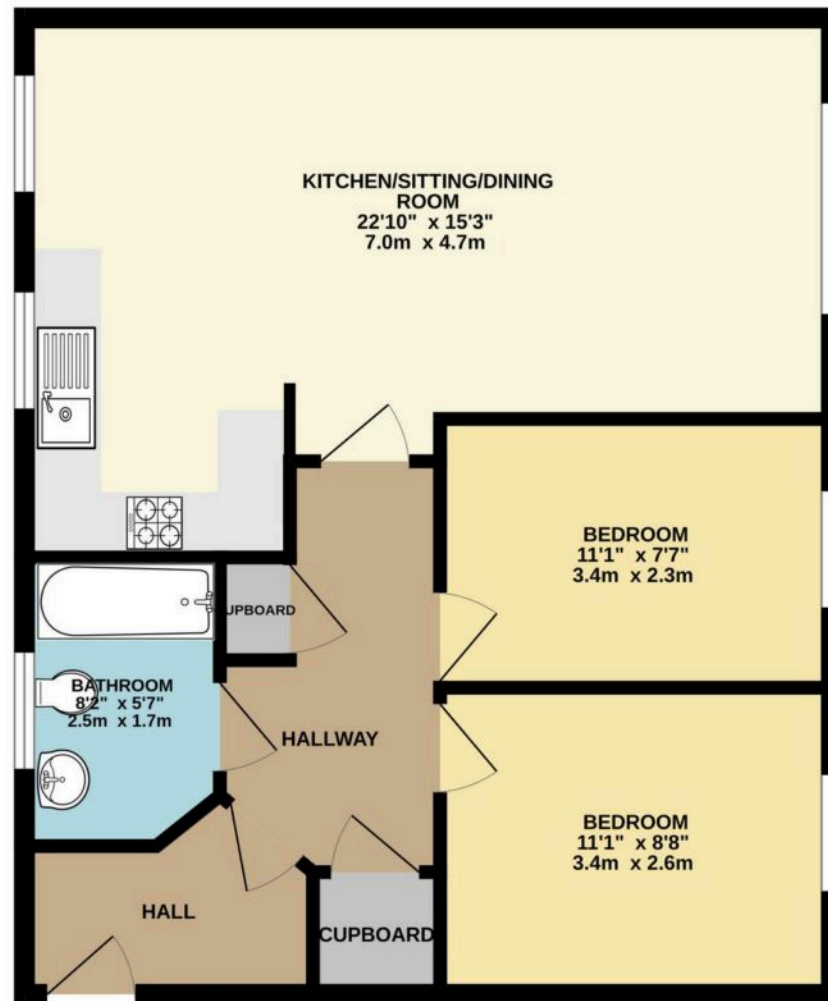
Norton Fitzwarren is a well-regarded village located to the north-west of Taunton, offering a range of local amenities including shops, schools and public houses. The area is well connected, with easy access to Taunton town centre, the A358 and onward links to the M5 motorway. Surrounded by attractive countryside yet within convenient reach of the town, Norton Fitzwarren provides an excellent balance of village living and accessibility.

TOTAL FLOOR AREA: 60 sq.m.

AGENTS NOTE: We are advised that there is a residential housing development currently under construction within a mile of the property. Interested parties are encouraged to make their own enquiries regarding timescales and future plans.

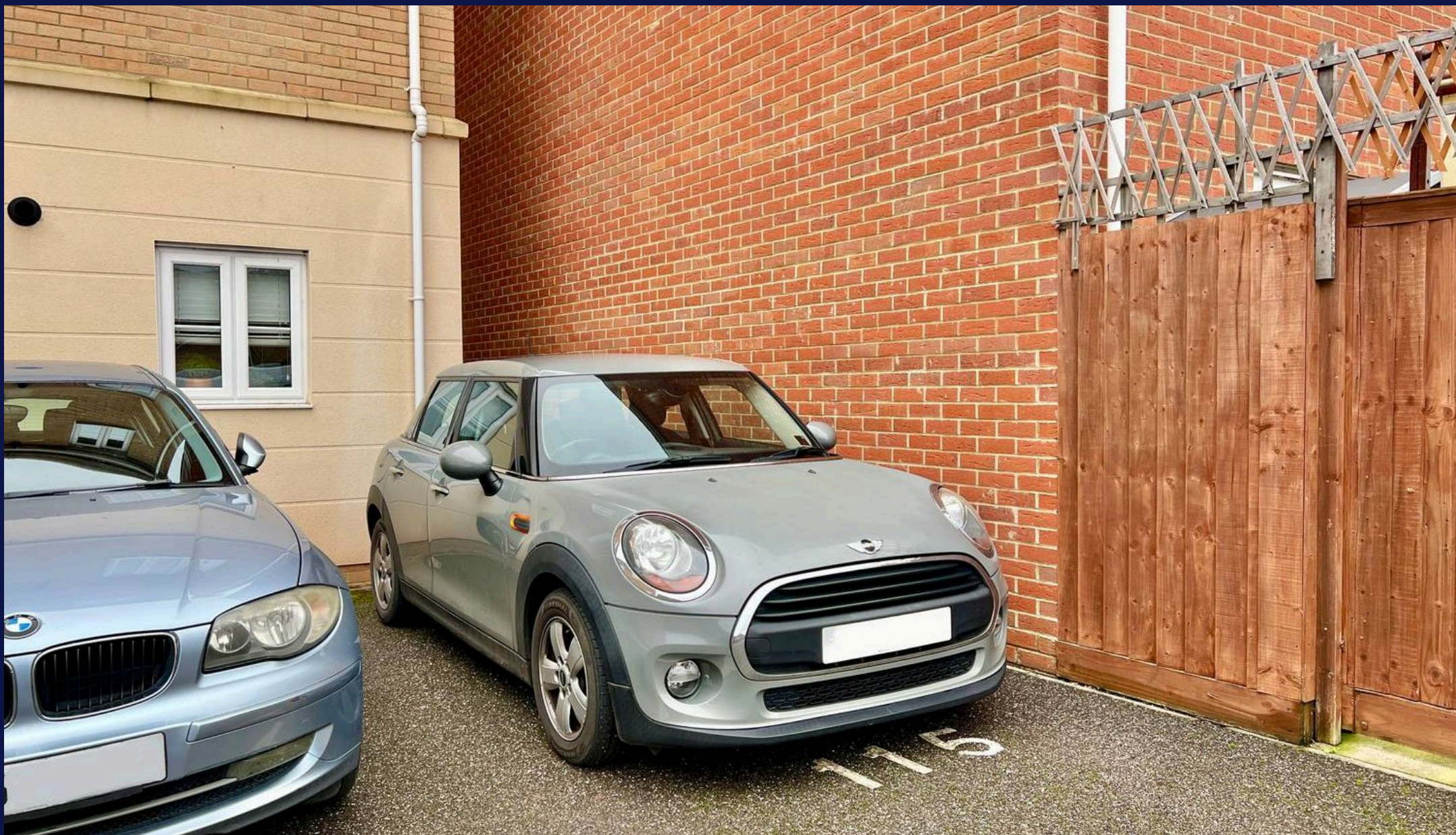


GROUND FLOOR
630 sq.ft. (58.6 sq.m.) approx.



TOTAL FLOOR AREA : 630 sq.ft. (58.6 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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