



128 Apple Tree Close, Norton Fitzwarren, Taunton TA2 6FF

£149,950

**GIBBINS RICHARDS**   
Making home moves happen

Situated in the village of Norton Fitzwarren, is this one bedroom ground floor apartment. The accommodation comprises of; communal entrance with external letterboxes, personal entrance door into the apartment hallway with storage cupboard, sitting/dining room, bedroom and bathroom. Allocated parking space for one vehicle plus additional visitor parking spaces, outside bin store and bike store.

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

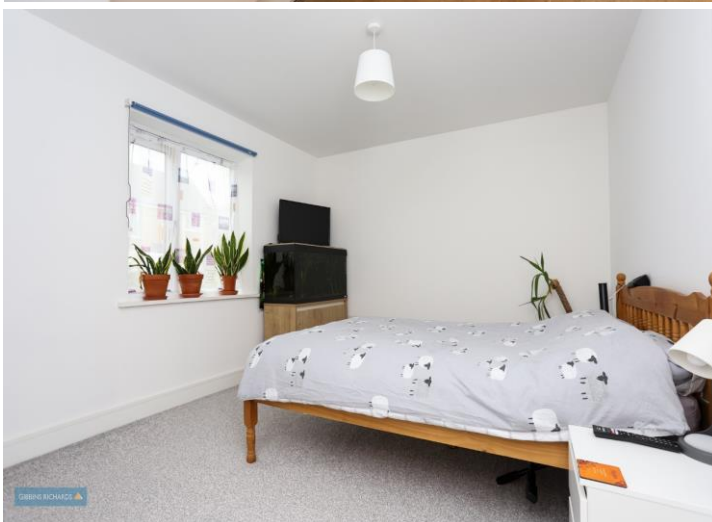
The property is located in a popular development on the outskirts of the village which contains a good range of day to day amenities. Taunton town centre can be accessed by a nearby park & ride service. For the commuter both the M5 motorway at junction 25 and the main-line railway station are easily accessible whilst the picturesque Quantock Hills are within a short drive away.

GROUND FLOOR APARTMENT  
REMAINING NHBC  
SITTING/DINING ROOM  
KITCHEN  
DOUBLE BEDROOM WITH FITTED WARDROBES  
BATHROOM  
ALLOCATED PARKING SPACE  
DOUBLE GLAZING  
GAS CENTRAL HEATING  
IMMACULATELY PRESENTED THROUGHOUT





Entrance	Communal entrance door with external letterboxes. Personal door into:
Entrance Hall	Storage cupboard.
Sitting/Dining Room	15' 8" x 12' 4" (4.77m x 3.76m) Double glazed window to front and side. Access to:
Kitchen	9' 7" x 7' 8" (2.92m x 2.34m) Double glazed window to front. Range of modern base and wall mounted cupboards with built-in oven, hob and extractor hood, space for upright fridge/freezer and space for washing machine.
Bedroom	11' 5" x 10' 2" (3.48m x 3.10m) Double glazed window and built-in double wardrobe.
Bathroom	Double glazed window to rear, low level wc, wash hand basin, bath with shower over and heated towel rail.
Outside	Allocated parking space for one vehicle plus additional visitor parking spaces, outside bin store and bike shed.
Tenure and Outgoings	There is an original 250 year lease dated from 1st January 2019. We believe the annual service charge to be £1,200 and the annual ground rent to be £109.00.



GROUND FLOOR  
542 sq.ft. (50.4 sq.m.) approx.



TOTAL FLOOR AREA : 542 sq.ft. (50.4 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 £30 + VAT (£36) 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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