



GIBBINS RICHARDS 

24 Yarlington Close, Norton Fitzwarren, Taunton TA2 6RR

£160,000

GIBBINS RICHARDS   
Making home moves happen



A very well presented ground floor flat located in the village of Norton Fitzwarren. The accommodation includes hall with ample storage space, sitting room, fitted kitchen with built-in appliances, two double bedrooms, bathroom, garden terrace, communal gardens, store shed and communal bin store.

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

This spacious ground floor flat boasts well presented accommodation and benefits from a fitted kitchen and bathroom, two good size bedrooms and sitting room with access to a private garden terrace. Yarlington Close is located on the edge of Norton Fitzwarren which benefits from a number of useful amenities. Taunton town centre is just over two miles distant.

SUPERBLY PRESENTED GROUND FLOOR FLAT  
SELF-CONTAINED ACCOMMODATION  
FITTED KITCHEN AND BATHROOM  
TWO DOUBLE BEDROOMS  
PRIVATE GARDEN TERRACE  
GAS CENTRAL HEATING  
EASY ACCESS TO LOCAL AMENITIES







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Hall	With storage cupboard and airing cupboard.
Sitting/Dining Room	14' 9" x 13' 6" (4.49m x 4.11m) Patio doors to a private patio.
Kitchen	10' 3" x 7' 2" (3.12m x 2.18m) Built-in oven and gas hob.
Bedroom 1	12' 2" x 11' 0" (3.71m x 3.35m)
Bedroom 2	9' 6" x 8' 5" (2.89m x 2.56m)
Bathroom	6' 2" x 6' 2" (1.88m x 1.88m)
Outside	Private garden terrace as well communal gardens, storage shed and bin storage area.
Tenure and Outgoings	The property benefits from an original 125 year lease from 1st January 1986. There is an annual service charge of £839.64 and no ground rent payable.



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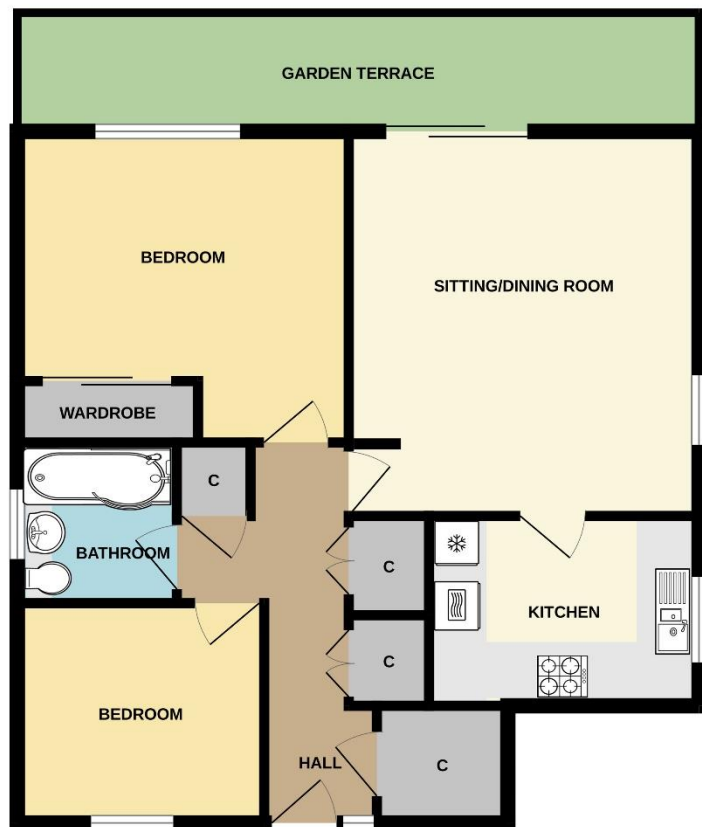


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GROUND FLOOR



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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