



GIBBINS RICHARDS

12 Vilberie Close, Norton Fitzwarren, Taunton TA2 6RS  
£125,000

GIBBINS RICHARDS   
Making home moves happen

A two bedroomed top floor flat located in the village of Norton Fitzwarren. The accommodation consists of; entrance hall with large lobby area, sitting/dining room, kitchen, two bedrooms and a bathroom. Externally the property benefits from communal gardens, storage shed/bike store and communal parking. AVAILABLE WITH NO ONWARD CHAIN.

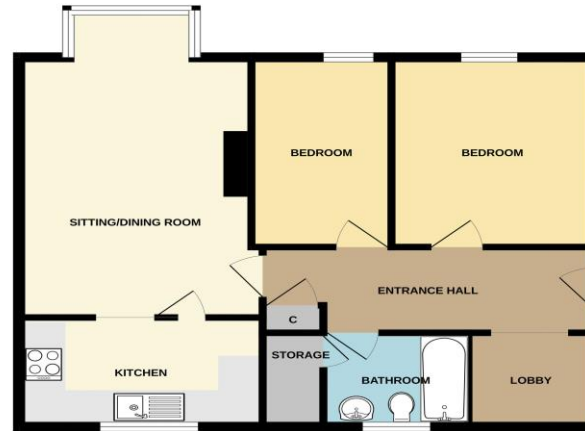
Tenure: Leasehold / Energy Rating: C / Council Tax Band: A

The property is located in a cul-de-sac position in the village of Norton Fitzwarren to the west of Taunton. There is a nearby primary school, whilst further facilities include medical centre, shopping parade, vets, church, village hall and take-away food shop. Taunton town centre is less than three miles distant and boasts access to the M5 motorway and a intercity railway station.

Entrance Hall With lobby area 5' 11" x 5' 7" (1.8m x 1.7m).  
 Sitting/Dining Room 17' 5" x 11' 2" (5.3m x 3.4m)  
 Kitchen 11' 10" x 6' 7" (3.6m x 2m)  
 Bedroom 1 11' 2" x 9' 6" (3.4m x 2.9m)  
 Bedroom 2 11' 5" x 6' 11" (3.48m x 2.1m)  
 Bathroom 6' 11" x 5' 7" (2.1m x 1.7m)  
 Outside Communal gardens, storage shed/bike store and communal parking bay.  
 Tenure and Outgoings The property is leasehold and benefits from a 125 year lease dated from 2nd August 1999 (100 years remaining). The ground rent and service charge is £176.00 per annum.



GROUND FLOOR  
636 sq.ft. (59.1 sq.m.) approx.



TOTAL FLOOR AREA: 636 sq.ft. (59.1 sq.m.) approx.  
OFFICIAL DATA HAS BEEN USED TO VERIFY THE ACCURACY OF THE ROOMS DIMENSIONS. DIMENSIONS OF ROOMS, WALLS, CEILING AND FLOOR ARE APPROXIMATE. THE TOTAL FLOOR AREA IS GIVEN FOR ANY ROOMS, EXCEPT FOR THE BATHROOM. THIS AREA IS FOR INFORMATION ONLY AND SHOULD NOT BE USED AS A BASIS FOR ANY OTHER PURPOSES. THE SERVICE CHARGE AND GROUND RENT ARE NOT INCLUDED IN THIS AREA. THE SERVICE CHARGE AND GROUND RENT ARE NOT INCLUDED IN THIS AREA.

- TOP FLOOR FLAT
- TWO BEDROOMS
- COMMUNAL PARKING
- COMMUNAL GARDENS/STORAGE SHED/BIKE STORE
- VILLAGE LOCATION
- CLOSE TO AMENITIES
- GREAT INVESTMENT / FIRST TIME BUY
- GAS CENTRAL HEATING
- NO ONWARD CHAIN

For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. Some photographs may have been taken using a wide angle lens. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the 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.