



GIBBINS RICHARDS   
Making home moves happen

53 Morse Road, Norton Fitzwarren, Taunton TA2 6BU  
£155,000

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A two bedroomed ground floor apartment located in the village of Norton Fitzwarren. The well presented accommodation consists of; entrance hall, kitchen, sitting/dining room, bathroom and two bedrooms. Externally the property benefits from an allocated parking space. AVAILABLE WITH NO ONWARD CHAIN.

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

Constructed by Bellway Homes in 2008, the property boasts spacious and well presented accommodation which is warmed by gas central heating. Norton Fitzwarren contains a good range of day to day amenities including nearby shopping parade, medical centre, primary school and public house. Taunton town centre is less than three miles distant and boasts a wide and comprehensive range of shopping facilities, as well as a park and ride service.

GROUND FLOOR APARTMENT  
TWO BEDROOMS  
WELL PRESENTED ACCOMMODATION  
ALLOCATED PARKING  
CLOSE TO AMENITIES  
GAS CENTRAL HEATING  
GREAT INVESTMENT / FIRST TIME BUY  
NO ONWARD CHAIN





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Entrance Hall	10' 4" x 5' 3" (3.14m x 1.60m)	Storage cupboards.
Hall	11' 11" x 3' 6" (3.64m x 1.06m)	
Sitting/Dining Room	18' 6" x 15' 3" (5.65m x 4.66m)	
Kitchen	11' 6" x 6' 9" (3.51m x 2.07m)	
Bedroom 1	12' 9" x 8' 3" (3.89m x 2.51m)	
Bedroom 2	10' 5" x 8' 3" (3.18m x 2.51m)	
Bathroom	7' 3" x 6' 9" (2.20m x 2.07m)	
Outside	Allocated numbered parking space.	
Tenure and Outgoings	The property is leasehold and benefits from an original 125 year lease dated from 1st April 2008 (109 years remaining). The ground rent is £244.96 per annum ( paid half yearly at £144.48), residents management charges are £720 per annum (£60 per month), the building insurance is paid annually and the last payment was £575 and covers up to 30/04/2025 and Meadfleet Open Space Management charge is billed approximately every six months, with the last payment being £91.32.	



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GROUND FLOOR



FLAT

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.  
Made with Metropix 4/2024.



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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