



122 Mill House Road, Norton Fitzwarren, Taunton TA2 6EY

£160,000

**GIBBINS RICHARDS**   
Making home moves happen



A well presented two bedroomed top floor flat situated in the popular village of Norton Fitzwarren. The accommodation comprises an entrance hall, inner hallway, spacious open plan kitchen/dining/living area, two generously sized double bedrooms, and a bathroom. Externally, the property benefits from an allocated parking space for one vehicle. Offered to the market with no onward chain.

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

Built by Barrett Homes in 2017, this beautifully presented top floor apartment enjoys the remainder of its original NHBC warranty. Set in an elevated position, the property boasts expansive views over picturesque open farmland. Norton Fitzwarren contains a good range of day to day amenities including a nearby shopping parade, medical centre, primary school and public house. Taunton town centre is less than 3 miles distant and boasts a wide and comprehensive range of shopping facilities as well as a park and ride bus service.

- TOP FLOOR FLAT
- TWO DOUBLE BEDROOMS
- OPEN PLAN LIVING SPACE
- WELL PRESENTED THROUGHOUT
- ALLOCATED PARKING
- COUNTRYSIDE VIEWS
- VILLAGE LOCATION
- CLOSE TO AMENITIES
- GAS CENTRAL HEATING
- NO ONWARD CHAIN



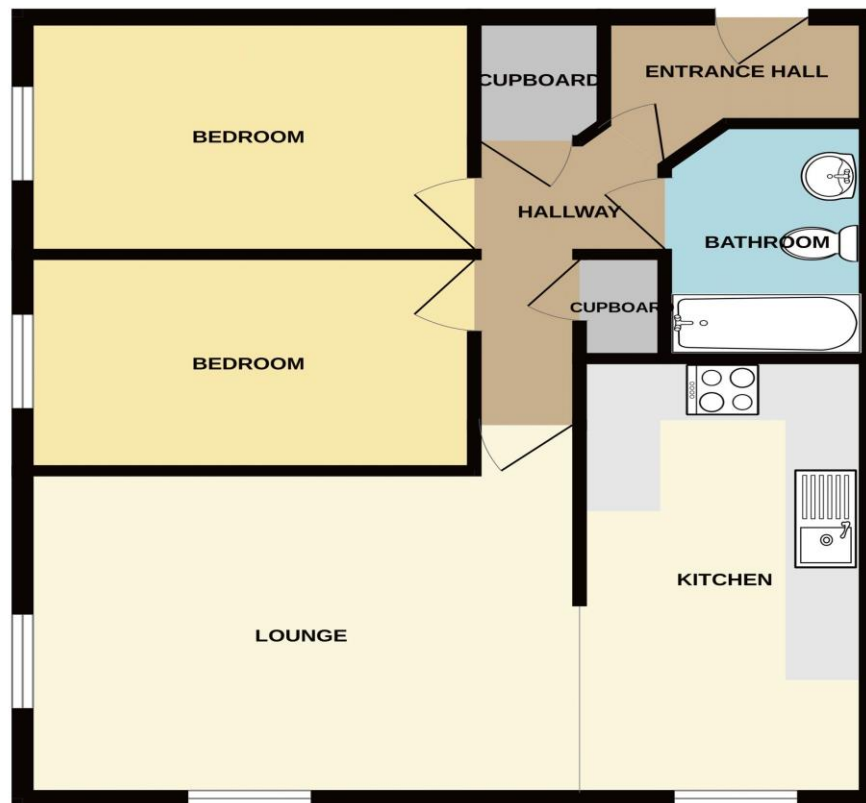




Entrance	7' 9" x 3' 7" (2.36m x 1.09m)
Entrance Hallway	
Kitchen/Diner	15' 4" x 7' 8" (4.67m x 2.34m)
Sitting Room	14' 6" x 11' 4" (4.42m x 3.45m)
Bedroom 1	12' 1" x 8' 4" (3.68m x 2.54m)
Bedroom 2	12' 1" x 7' 6" (3.68m x 2.28m)
Bathroom	8' 2" x 5' 5" (2.49m x 1.65m)
Outside	Allocated parking for one car.
Tenure and Outgoings	The property is leasehold, with the original lease term of 155 years commencing from 1st April 2016. A service charge is payable every six months; the amount is yet to be confirmed.



GROUND FLOOR  
624 sq.ft. (58.0 sq.m.) approx.



TOTAL FLOOR AREA : 624 sq.ft. (58.0 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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