



GIBBINS RICHARDS  
Making home moves happen

101 Mill House Road, Norton Fitzwarren, Taunton TA2 6DQ  
£284,000

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This stunning modern four bedroomed mid terrace town house built 9 years ago, is beautifully maintained and situated in the desirable village of Norton Fitzwarren. Offering generous living space, the property features an inviting entrance hallway, stylish kitchen, spacious sitting/dining area, four well proportioned bedrooms, newly fitted family bathroom and a newly fitted en-suite shower room to the master bedroom. Externally the home benefits from a dedicated parking space, a garage located beneath a nearby coach house and a private garden allowing for extra storage and parking options.

Tenure: Freehold / Energy Rating: B / Council Tax Band: D

Located within walking distance of local amenities including shops, public houses, doctors surgery and primary school. The village also boasts excellent transport links with easy access to the nearby town of Taunton. The property is thoughtfully presented throughout and benefits from gas central

- FOUR SPACIOUS BEDROOMS
- GARAGE UNDER NEARBY COACH HOUSE
- ALLOCATED PARKING FOR ONE VEHICLE
- LOCATED IN A POPULAR MODERN DEVELOPMENT
- CLOSE TO A RANGE OF LOCAL AMENITIES
- GAS CENTRAL HEATING
- IMMACULATELY PRESENTED THROUGHOUT
- NEWLY FITTED EN-SUITE TO THE MASTER BEDROOM
- NEWLY FITTED FAMILY BATHROOM

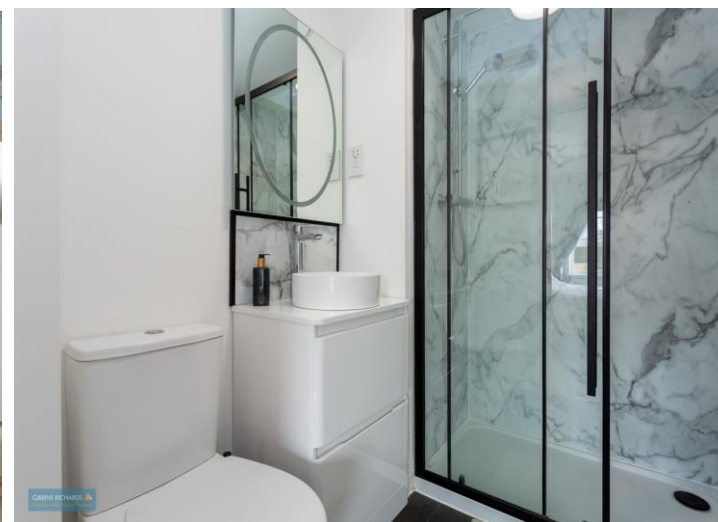


village



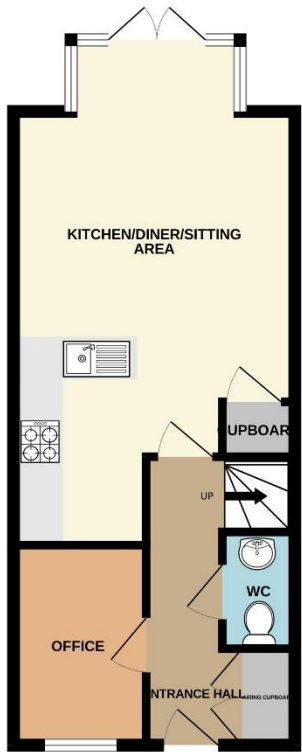


Entrance Hall	13' 3" x 6' 10" (4.03m x 2.08m) Airing cupboard.
Cloakroom	5' 4" x 3' 4" (1.63m x 1.01m)
Reception Room	9' 2" x 6' 1" (2.80m x 1.85m)
Kitchen/Diner/ Sitting Area	23' 2" x 12' 11" (7.06m x 3.93m) Storage cupboard.
First Floor Landing	8' 9" x 7' 9" (2.66m x 2.36m)
Bedroom 1	12' 11" x 10' 3" (3.93m x 3.13m)
En-suite	7' 0" x 5' 2" (2.14m x 1.57m)
Bedroom/Sitting Room	12' 11" x 11' 9" (3.93m x 3.59m)
Second Floor Landing	6' 9" x 6' 1" (2.07m x 1.86m)
Bedroom 3	12' 11" x 11' 4" (3.93m x 3.46m) Storage cupboard.
Bedroom 4	12' 11" x 9' 0" (3.93m x 2.75m) Storage cupboard.
Bathroom	6' 5" x 6' 1" (1.95m x 1.86m)
Outside	Dedicated parking space, a garage located beneath a nearby coach house and a private garden allowing for extra storage and parking options
Outgoings	There is a service charge of approximately £310 per annum for communal areas.

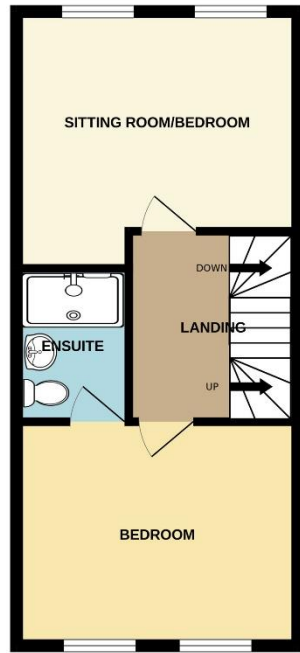




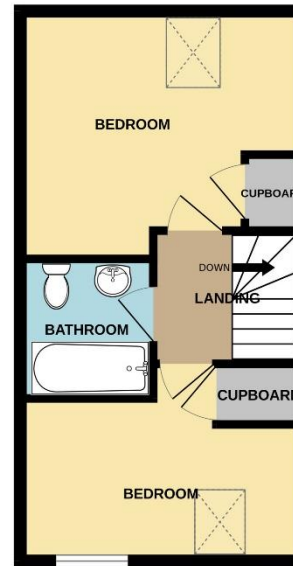
GROUND FLOOR  
400 sq.ft. (37.2 sq.m.) approx.



1ST FLOOR  
375 sq.ft. (34.8 sq.m.) approx.



2ND FLOOR  
325 sq.ft. (30.2 sq.m.) approx.



TOTAL FLOOR AREA : 1100 sq.ft. (102.2 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.  
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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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