



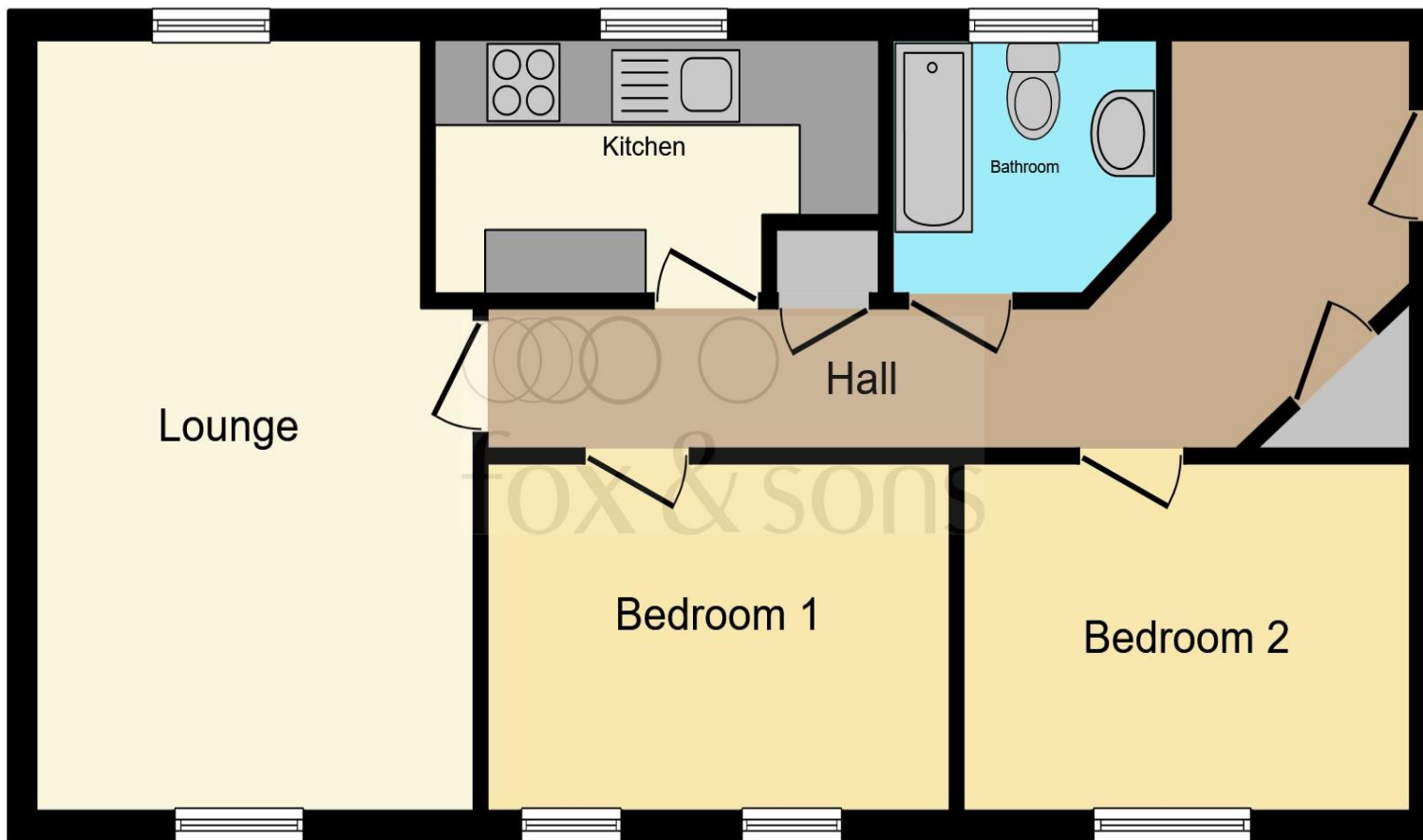
**Mill House Road, Norton Fitzwarren Taunton TA2 6DA**

***welcome to***

**Mill House Road, Norton Fitzwarren Taunton**

Fox and Sons are delighted to bring to the market this spacious and well-appointed two-bedroom apartment in the desirable village of Norton Fitzwarren. With stunning views, recently replaced kitchen and bathroom as well as Garage and parking, we anticipate a high level of interest!





### Entrance Hall & Passage

### Lounge/Diner

17' 9" x 10' 10" ( 5.41m x 3.30m )

### Kitchen

12' 6" Max x 6' 3" Max ( 3.81m Max x 1.91m Max )

### Bedroom One

### Bedroom Two

### Shower Room

### Garage

### Parking

### Agents Note

Service Charge Information:

External maintenance of the common parts inside and around the open spaces - Paid to Meadfleet Open Space Management: £176 per annum.

General Service Charge - Paid to Lambert Smith Hampton on behalf of The Old Cider Works Management Co. Ltd: £317.39 paid 6 monthly.

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)



**welcome to**

## **Mill House Road, Norton Fitzwarren Taunton**

- Top Floor Two-Bedroom Flat
- Garage and Parking Space
- NO ONWARD CHAIN
- Modern Development in Popular Village close to Taunton
- New Kitchen (2022) and Bathroom (2023)

Tenure: Leasehold EPC Rating: B

Council Tax Band: B Service Charge: 810.78

Ground Rent: 175.00

This is a Leasehold property with details as follows; Term of Lease 155 years from 01 Apr 2015. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



Please note the marker reflects the postcode not the actual property

**view this property online** [fox-and-sons.co.uk/Property/TAU109053](https://fox-and-sons.co.uk/Property/TAU109053)



Property Ref:  
TAU109053 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Fox & Sons is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

fox & sons



**01823 286161**



[taunton@fox-and-sons.co.uk](mailto:taunton@fox-and-sons.co.uk)



52 East Street, TAUNTON, Somerset, TA1 3NA



**[fox-and-sons.co.uk](https://fox-and-sons.co.uk)**