

## FOR SALE

Guide Price £160,000

Home Terrace, Norton Fitzwarren,  
Taunton



**A lovely apartment situated in a sought-after village location, offering 2 bedrooms sitting/dining room, kitchen, family bathroom, double glazing, gas central heating with Hive control, garage, parking and riverside views**

**Viewing strictly by appointment call 01823 336 103**

Monday - Friday 9.00am - 5.30pm

Saturday 9.00am - 1.00pm

TRG Lawrence & Son, 4 Station Road, Taunton, Somerset TA1 1NH

**[www.trglawrenceandson.co.uk](http://www.trglawrenceandson.co.uk)**

Please respect the sellers privacy and do not make an approach by knocking on the door.

## Accommodation

Front door opening to:-

### Communal Entrance Hall

With communal stairs giving access to the property with a door to:-

### Entrance Hall

With a radiator, built-in storage cupboard, airing cupboard housing hot water cylinder and shelving, 2 ceiling lights, doors to:-

### Sitting/Dining Room

c.17'11 x 11' (5.21m x 3.35m)

With double glazed windows to both front and rear elevations, 2 radiators, television point, 2 ceiling lights.

### Kitchen

c.12'6 x 6'3 (3.81m x 1.90m)

With a double glazed window to the rear elevation, fitted units comprising both floor and wall mounted storage cupboards and drawers, with working surfaces incorporating a single bowl single drainer stainless steel sink unit with mixer tap, space and plumbing for both washing machine and dishwasher, built-in oven and 4 ring gas hob with extractor cooker hood over, radiator, wall mounted gas boiler for the hot water and central heating, ceiling light.



### Bedroom 1

c.11'5 max x 7'10 (3.47m x 2.38m)

With 2 double glazed windows to the front and side elevation enjoying a lovely view, radiator, ceiling light.



### Bedroom 2

C10'11 max x 7'10 (3.32m x 2.38m)

With a double glazed window to the front elevation, radiator, ceiling light.

### Bathroom

With a double glazed window to the rear elevation, a suite comprising of a bath with mixer taps and shower over, pedestal wash hand basin, close coupled WC, radiator, tiling to splash prone areas, extractor fan, shaver socket, ceiling light.



### Outside

There is a garage belonging to the property with parking.

Council Tax Band :- B

Construction :- Brick under a tiled roof with double glazing.

Utilities :- Mains electric, gas, water and drainage.

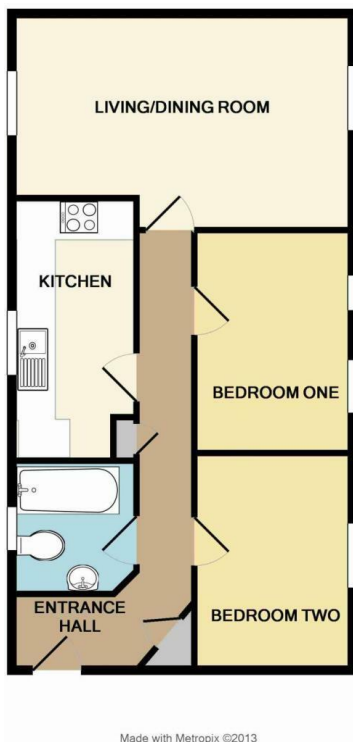
Flood Risk :- Surface medium, river and sea very low.

Primary School Catchment :- Norton Fitzwarren C of E

Secondary School Catchment :- Taunton Academy



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 Plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		80	80
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		



## Directions

Head out of Taunton along Greenway Road towards Minehead, at the Cross Keys roundabout go straight over and continue into the village of Norton Fitzwarren, after the shops on your left turn left and left again into Home Terrace.

### Please note the following:

While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you please contact us and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.

Measurements These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

Services Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

To ensure the purchase of your property moves ahead as quickly as possible we may refer the conveyancing work for you, and/or the vendor, if required to a conveyancing firm. We may also refer you to a financial advisor if so required. A commission may be paid to the agent by a 3rd party for this.

THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER THE SOLE TRADER TRADING AS TRG LAWRENCE & SON NOR ANY OF THEIR EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.

