



113 Mill House Road, TA2 6EY

£275,000 Freehold

3

Bedrooms

1

Bathroom

2

Reception

C

EPC

Wilkie May & Tuckwood



GENERAL REMARKS AND STIPULATIONS:

Tenure: Freehold

Services: All mains services, mains electricity, mains gas, mains water, mains drainage.

Local Authority: Somerset Council, County Hall, The Crescent, Taunton, TA1 4DL

Property Location: <https://what3words.com/shape.motion.begins>

Council Tax Band: C

Broadband Availability: Ultrafast up to 1800 Mbps download & 220 Mbps upload speed.

Mobile Phone Coverage: <https://www.ofcom.gov.uk/mobile-coverage-checker>

Flood Risk: Rivers & Sea - Very Low, Surface Water - Very Low.

Agents Note: We understand there are two maintenance charges for this property - Approx £84.28 6 monthly to Meddleet & approx £72 6 monthly to Lambert Smith Hampton for management charges.

IMPORTANT NOTICE Wilkie May & Tuckwood for themselves and for the vendors of the property, whose agents they are, give notice that 1. the particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchaser and do not constitute part of an offer or contract. Prospective purchasers and lessees ought to seek their own professional advice. intending purchasers should not rely on them as statements or representations or fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 3. No person in the employment of Wilkie May & Tuckwood has any authority to make or give any representations or warranty. 4. No responsibility can be accepted for any expenses incurred by whatever in relation to this property on behalf of Wilkie May & Tuckwood, nor enter into any contract on behalf of the vendor. 5. All descriptions, dimensions, areas, references to condition and necessary permissions for use and occupation and other details are given in good faith, and are believed to be correct, but any intending purchasers in inspecting properties which have been sold, let or withdrawn, photographs taken and details prepared February 2025. MEASUREMENTS AND OTHER INFORMATION All measurements are approximate and have been taken by Nichecom. While we endeavour to make our sales particular accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information with you. We routinely refer potential sellers and purchasers to a selection of recommended local conveyancing firms. 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 £150+VAT. Once an offer is accepted by our client, an Administration Fee of £20+VAT (£24) per buyer will be required in order to process the necessary checks relating to our compliance under Anti-Money Laundering legislation. This is a non-refundable payment and cannot be returned should purchase cease to continue. It can be paid via a card machine, or via BACS transfer. Code of Practice for Residential Estate Agents: Effective from 1 August 2011. 8. Financial Evaluation 8a At the time that an offer has been made and is being considered by the seller, you must take reasonable steps to find out from the prospective buyer the source and availability of his funds for buying the property and pass this information to the seller. Such information will include what her the prospective buyer needs to sell a property, requires a mortgage, claims to be a cash buyer or any combination of these. Such relevant information that is available should be included in the Memorandum of Sale having regard to the provisions of the Data Protection Act 1998. These reasonable steps must continue until the offer is accepted or the offer is withdrawn. (in Scotland, conclusion of missives) and must include regular monitoring of the prospective buyer's progress in achieving the funds required, and reporting such progress to the seller. 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 their purpose. A Buyer is advised to obtain verification from their solicitor or surveyor. References to the Tenure of the 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.

rightmove

The Property Ombudsman

Winchester House Corporation Street, Taunton, Somerset, TA1 4AJ

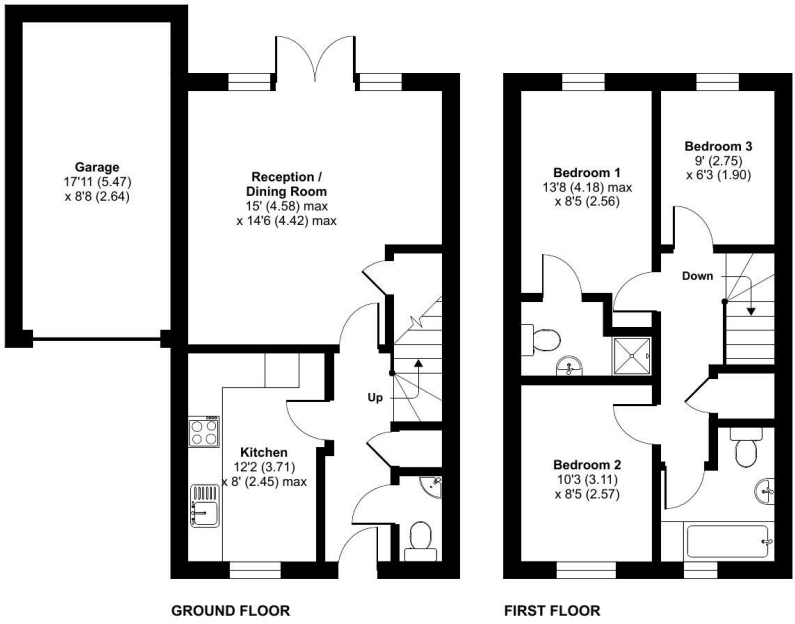
Tel: 01823 332121

WM&T

Floor Plan

Mill House Road, Norton Fitzwarren, Taunton, TA2

Approximate Area = 814 sq ft / 75.6 sq m
Garage = 156 sq ft / 14.5 sq m
Total = 970 sq ft / 90.1 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n3chem 2026. Produced for JREA Ltd TA Wilkie May & Tuckwood, Taunton. REF: 1430384



Description

- Link Detached Family Home
- Three Bedrooms
- Enclosed Low Maintenance Garden
- uPVC D/G & Gas C/H
- Vacant Possession
- Single Garage

Constructed in 2017 and offered to the market for the first time since new, this well-presented three-bedroom link detached family home occupies a pleasant cul-de-sac position within the popular village of Norton Fitzwarren. The property benefits from uPVC double glazing, mains gas central heating, and the added advantage of a single garage.



The accommodation is entered via a front door leading into a welcoming entrance hall, with a cloakroom and staircase rising to the first floor.

To the front of the property is a modern fitted kitchen comprising a range of matching wall and base units with roll-edge work surfaces and tiled splashbacks. Integrated appliances include a stainless steel oven, gas hob and extractor hood. There is also space for a tall fridge freezer and plumbing for a washing machine. A wall-mounted gas boiler is neatly concealed within one of the units.

From the hallway, access is gained to a spacious living/dining room located at the rear of the property, featuring French doors that open onto

the garden, providing a pleasant outlook and easy access to the outdoor space.

To the first floor there are three bedrooms. The principal bedroom benefits from an en-suite shower room fitted with a WC, wash hand basin, and a walk-in shower with tiled surround and electric shower. A separate family bathroom serves the remaining bedrooms.

Externally, the property enjoys an enclosed, low-maintenance rear garden which is mainly laid to lazy lawn with borders and includes gated side access. A single garage with power and lighting is located alongside the property.

