



GIBBINS RICHARDS  
Making home moves happen

29 Chapples Close, Norton Fitzwarren, Taunton TA2 6FG  
**£160,000**

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This spacious and beautifully maintained ground floor one bedroomed flat is situated in the desirable village of Norton Fitzwarren. Immaculately presented, the property features an entrance hall, kitchen and sitting/dining area, generous double bedroom and a modern bathroom. Externally the flat benefits from an allocated parking space and a communal bin store. There is also visitor parking available.

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

The property is within walking distance of a variety of local amenities, including shops, public house, doctors surgery and primary school. The village also offers excellent transport links with easy access to the nearby town of Taunton. The accommodation is well presented throughout and is warmed by gas central heating via a combination boiler located in the kitchen. This flat is ideal for first time buyers, investors or those looking to downsize in a charming and developing village.

GROUND FLOOR FLAT  
DOUBLE BEDROOM  
ALLOCATED PARKING FOR ONE CAR  
IMMACULATELY PRESENTED ACCOMMODATION  
LOCATED IN A MODERN DEVELOPMENT  
CLOSE TO A RANGE OF AMENITIES  
GAS CENTRAL HEATING  
PERFECT FIRST TIME BUY OR INVESTMENT OPPORTUNITY



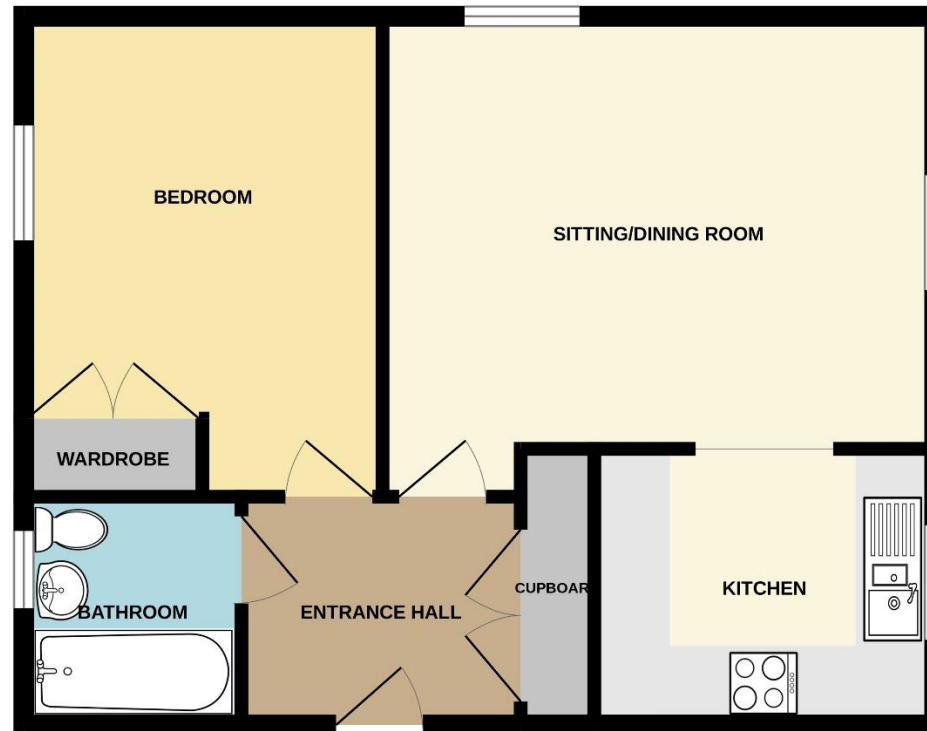




Entrance Hall	7' 4" x 7' 0" (2.23m x 2.13m)
Sitting / Dining Room	15' 8" x 12' 5" (4.77m x 3.78m)
Kitchen	9' 6" x 7' 8" (2.89m x 2.34m)
Bedroom	11' 5" x 10' 2" (3.48m x 3.10m)
Bathroom	6' 6" x 5' 5" (1.98m x 1.65m)
Outside	Allocated parking and communal bin storage.
Tenure and Outgoings	The property is leasehold and benefits from a 250 year lease dated 1st January 2019 (244 years remaining). The service charge and ground rent is approximately £1200 per annum.



GROUND FLOOR  
530 sq.ft. (49.2 sq.m.) approx.



TOTAL FLOOR AREA: 530 sq.ft. (49.2 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.  
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 £40 + VAT (£48) 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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