



GIBBINS RICHARDS 
Making home moves happen

66 Mill House Road, Norton Fitzwarren, Taunton TA2 6DQ
£255,000

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A recently redecorated Bellway-built three-bedroom end-of-terrace home, enjoying a particularly attractive outlook and benefitting from a garage situated within a nearby coach house, together with allocated parking. Offered to the market with no onward chain!

Tenure: Freehold / Energy Rating: C / Council Tax Band: C

The ground floor is entered via a welcoming entrance hall, with a convenient downstairs cloakroom positioned close to the front of the property. The accommodation then opens into a spacious open-plan kitchen, living and dining area, with access leading directly out to the low-maintenance rear garden.

Upstairs, the first floor provides three well-proportioned bedrooms, including a principal bedroom with its own en-suite shower room, alongside a separate family bathroom.

The property is conveniently positioned within easy walking distance of a good range of local amenities, including a pharmacy, doctors' surgery, shops and food outlets. Regular public transport links also provide convenient access into Taunton town centre and Wellington, while the local village primary school is also just a short walk away.

- *No onward chain*
- *3 Generous Bedrooms*
- *Garage and Parking*
- *Gorgeous outlook*
- *Recently redecorated*
- *Gas Central Heating*
- *Village Location*
- *Close to local amenities*





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Entrance Hall

Cloackroom

Kitchen 10' 4" x 8' 4" (3.15m x 2.54m) opening to

Dining/ Lounge Room 17' 7" x 15' 1" max (5.36m x 4.59m max)
with patio doors opening onto garden

Master Bedroom 11' 7" x 8' 4" (3.53m x 2.54m) With
ensuite shower room

Bedroom 2 10' 6" x 8' 4" (3.20m x 2.54m)

Bedroom 3 10' 6" x 6' 6" (3.20m x 1.98m)

Family Bathroom

Outside

The property benefits from a low-maintenance rear garden, with gated access positioned at the corner of the garden. There is also allocated parking situated in front of the garage, located to the rear of the property.

Agents Notes

This property is Freehold and is subject to an annual management charge of approximately £200. The property also benefits from a garage situated beneath a nearby coach house, which is held on a Leasehold basis.



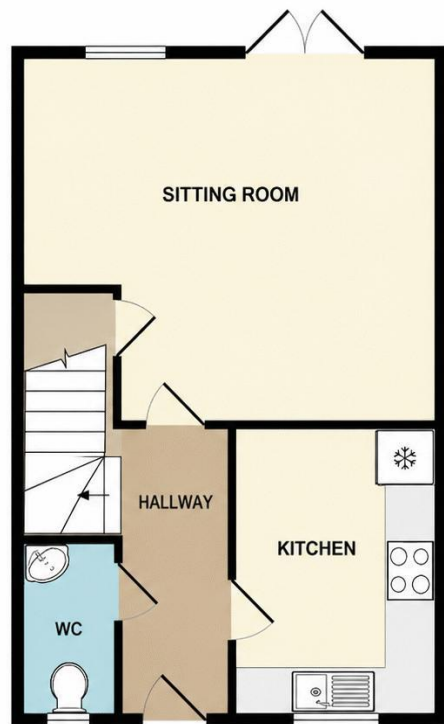
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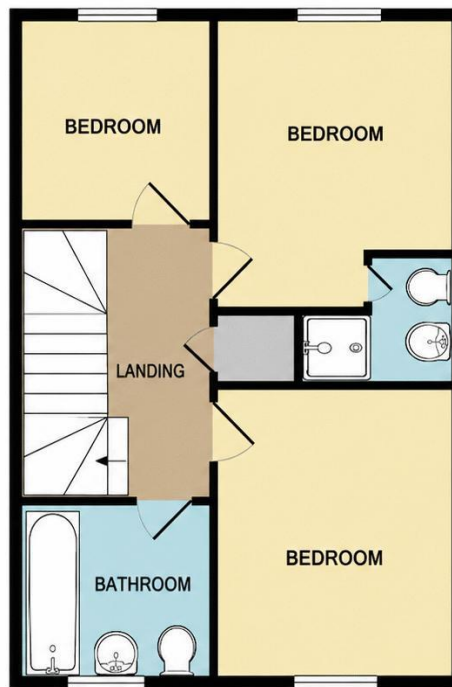
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GROUND FLOOR



FIRST FLOOR



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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