



GIBBINS RICHARDS 

5 Marshall Court, Station Road, Norton Fitzwarren, Taunton TA2 6BW
£160,000

GIBBINS RICHARDS 
Making home moves happen

A modern two bedroom apartment in the popular village of Norton Fitzwarren, boasting a garage, en-suite and off road parking. The property is an excellent time purchase or investment buy. Constructed around 2008, the accommodation comprises of; entrance hall, open plan sitting/dining room, two double bedrooms, the master with en-suite shower room, bathroom and kitchen.

Tenure: Leasehold / Energy Rating: B-82 / Council Tax Band: B

Marshall Court is situated in the popular village of Norton Fitzwarren, with a range of local amenities close by to include; the Co-op, doctors surgery, community centre and public house. A larger range of shopping facilities and amenities can be found within easy reach in Taunton town centre which is approximately 3 miles distant. A bus stop is close by with regular bus routes to the town and surrounding areas. Taunton offers access to a mainline intercity railway and the M5 motorway at junction 25.

WELL PRESENTED FIRST FLOOR APARTMENT
POPULAR VILLAGE LOCATION
GARAGE AND OFF ROAD PARKING FOR ONE CAR
DOUBLE GLAZING
GAS CENTRAL HEATING
TWO DOUBLE BEDROOMS - MASTER WITH EN-SUITE
FAMILY BATHROOM
OPEN PLAN SITTING/DINING ROOM
GOOD ACCESS TO LOCAL AMENITIES
TAUNTON TOWN CENTRE IS THREE MILES DISTANT





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Entrance via communal entrance door with private entry phone system. Stairs leading to first floor and communal landing. Access into personal;

Entrance Hall

Sitting/Dining Room

17' 9" x 10' 10" (5.41m x 3.30m) Double glazed windows to front and rear.

Kitchen

7' 10" x 7' 7" (2.39m x 2.31m) Double glazed window to rear. A range of base and wall mounted cupboards with worksurfaces and built-in oven, hob and hood over.

Bedroom 1

18' 0" x 9' 3" (5.48m x 2.82m) Two double glazed windows to front and one to side. Door to:

En-suite Shower Room

Comprising of double shower cubicle, pedestal wash hand basin and low level wc.

Bedroom 2

12' 4" x 8' 2" (3.76m x 2.49m) Double glazed window to side.

Bathroom

Low level wc, pedestal wash hand basin and bath.

Outside

Garage and off road parking for one car.

Tenure and Outgoings

The apartment benefits from an 150 year lease dated from 1st April 2008. The current charges for this year are; service charges - £1,186.00 per annum, ground rent - £20.41 per month and estate charges - £250.00 per annum.



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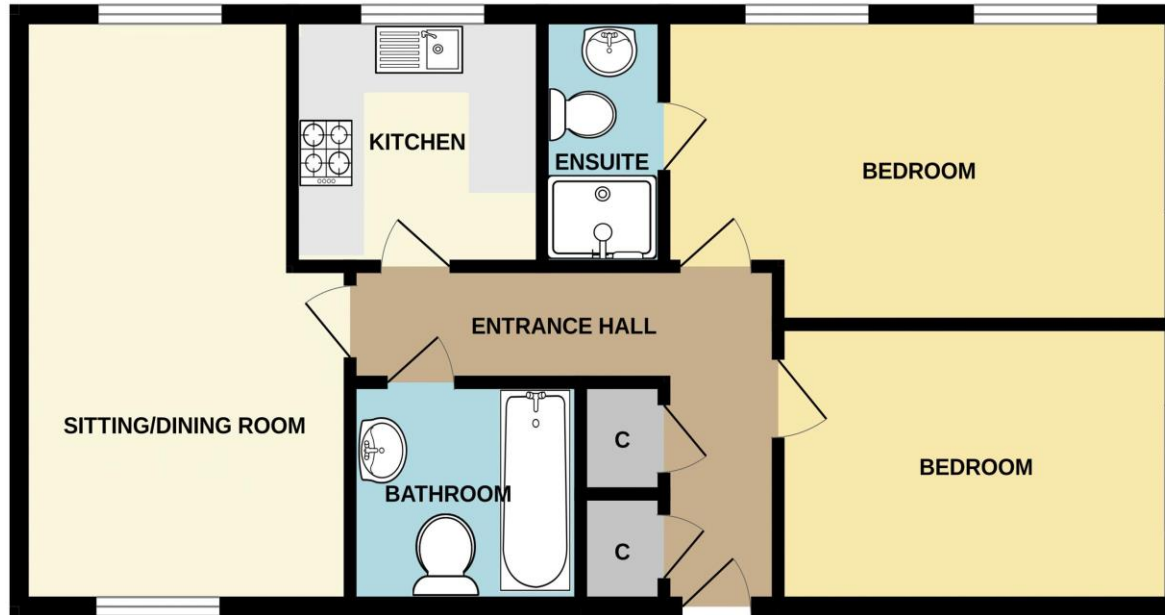


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FIRST FLOOR
618 sq.ft. (57.5 sq.m.) approx.



TOTAL FLOOR AREA : 618 sq.ft. (57.5 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.



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