



Mill House Road | Norton Fitzwarren | Taunton | TA2 6DA

£170,000



WILSONS

ESTATE AGENTS

Nestled in the charming village of Norton Fitzwarren, Taunton, this modern flat on Mill House Road offers a delightful blend of comfort and contemporary living. Built in 2016, this attractive new-build property spans approximately 678 square feet, providing ample space for both relaxation and entertaining.

The flat features two well-proportioned bedrooms, including a principal bedroom with a stylish en-suite, making it ideal for a small family or professionals seeking a peaceful retreat. A separate family bathroom further enhances convenience, ensuring both practicality and comfort for everyday living.

At the heart of the home is the inviting reception room, a versatile space perfect for hosting guests or enjoying quiet evenings in. The modern design and thoughtful layout throughout create a bright and welcoming atmosphere.

Externally, the property benefits from communal parking, as well as the added advantage of a garage, offering valuable storage or additional parking options an increasingly sought-after feature.

Situated in a picturesque setting, residents can enjoy the tranquillity of village life while remaining within easy reach of Taunton's amenities, vets, doctors surgery and pharmacy . This property represents an excellent opportunity for those seeking a stylish, modern home in a highly desirable location. Don't miss the chance to make this superb flat your own.

Lounge/Diner

18'0" x 10'9" (5.48m x 3.27m)

This bright and spacious lounge/diner benefits from two large windows that fill the room with natural light. The neutral decor and soft carpeting create a cosy and inviting atmosphere, perfect for relaxing or entertaining guests. The layout offers ample space for both dining and sitting areas, making it a versatile living space.

Kitchen

10'0" x 7'5" (3.06m x 2.27m)

The kitchen is well-appointed with modern, white cabinetry and dark countertops that offer plenty of workspace. It includes built-in appliances such as an oven and hob, and there is a convenient window above the sink, allowing for natural light to brighten the space. The tiled floor is practical and easy to maintain, making this kitchen both stylish and functional.





Bedroom 1

12'8" x 9'6" (3.86m x 2.89m)

Bedroom 1 is a bright and restful room featuring two windows that bring in plenty of daylight. It is carpeted for added comfort and includes a large, dark-finished wardrobe providing generous storage. The room is connected to an ensuite shower room, offering privacy and convenience.

Ensuite

The ensuite shower room offers a modern and bright space with a walk-in shower, white suite, and a window for natural light and ventilation. The neutral tiles and fittings create a clean, fresh environment.

Bedroom 2

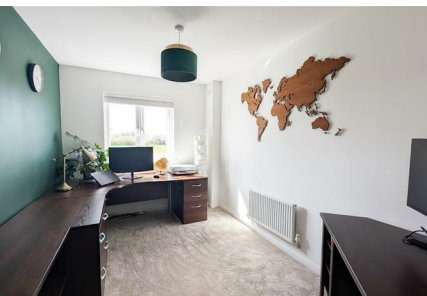
14'4" x 8'3" (4.38m x 2.51m)

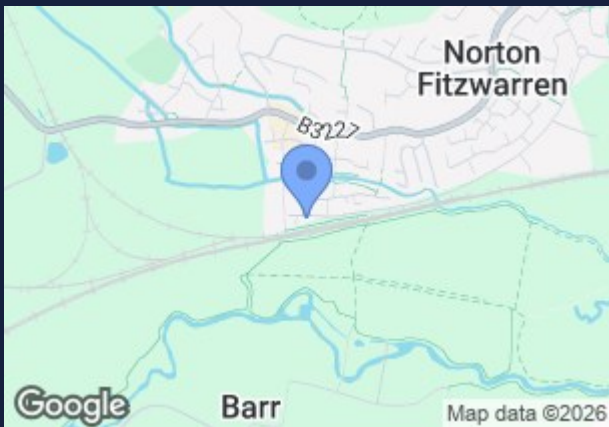
Bedroom 2 is a comfortable room with two windows that allow natural light to fill the space. The soft carpeting adds warmth and this room could also be adapted for other uses according to your needs.

Bathroom

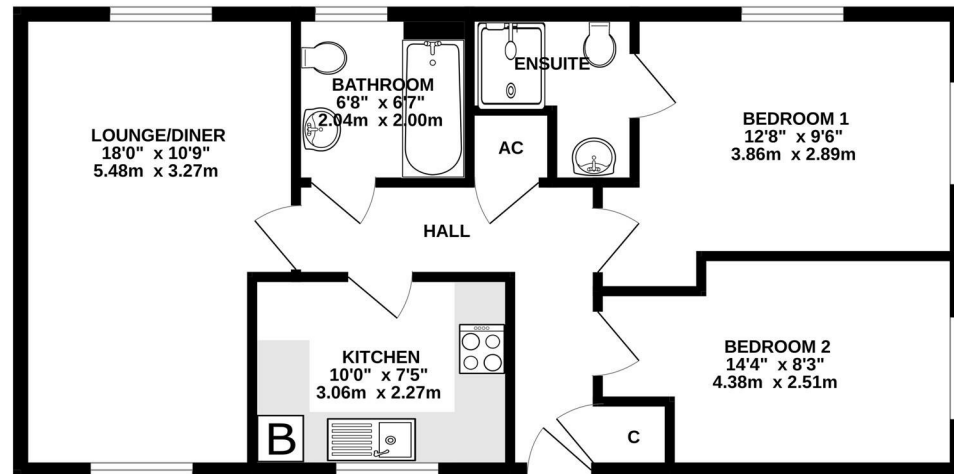
6'8" x 6'7" (2.04m x 2.00m)

The bathroom is fitted with a white suite comprising a bath with tiled surround, a pedestal sink, and a WC. The window allows natural light to enhance the space, while the tiled floor ensures practical upkeep.





SECOND FLOOR
646 sq.ft. (60.0 sq.m.) approx.



TOTAL FLOOR AREA : 646 sq.ft. (60.0 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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Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C	78	78
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

- Modern 2-bedroom flat
- Bathroom and En-suite
- Spacious reception room
- Garage and communal parking
- 678 sq ft of space
- Built in 2016
- Located in Norton Fitzwarren
- Close to Taunton amenities
- Ideal for modern living
- Viewing recommended

Council Tax Band **B**

EPC Rating **C**



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