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

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.

GENERAL REMARKS AND STIPULATIONS:

Tenure: Freehold



113 Mill House Road, TA2 6EY
 £275,000 Freehold

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Wilkie May & Tuckwood

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). © nchecom 2026. Produced for JREA Ltd TA Wilkie May & Tuckwood, Taunton. REF: 1430364

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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 lawn with borders and includes gated side access. A single garage with power and lighting is located alongside the property.

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