



**80 Morse Road, Norton Fitzwarren, Taunton,  
Somerset, TA2 6BS**  
**£140,000**

A modern 2 double bedroom ground floor flat with one en-suite, garage and allocated parking conveniently located close to shops and amenities in the heart of this popular village. No Chain



**Wilson's**

## Features

- A modern 2 double bedroom ground floor flat
- Conveniently located close to shops and amenities in the heart of this popular village just 3 miles from Taunton
- Requiring some cosmetic improvements
- Communal entrance hallway with door to flat
- Generous dual aspect lounge
- Modern kitchen
- Two double bedrooms with one en-suite
- Double glazing and gas central heating
- Garage and an allocated parking space. No Chain

## GROSS INTERNAL FLOORSPACE: 689 sq.ft (64 sp.m)

ENTRANCE HALLWAY

KITCHEN - 9' 10" x 7' 5" (2.99m x 2.26m)

LIVING/DINING ROOM - 17' 11" x 10' 10"  
(5.46m x 3.30m)

BATHROOM - 6' 11" x 6' 11" (2.11m x 2.11m)

BEDROOM 1 - 14' 5" x 10' 11" (4.39m x 3.32m)

EN SUITE - 7' 6" x 6' 11" (2.28m x 2.11m)

BEDROOM 2 - 14' 5" x 8' 3" (4.39m x 2.51m)

GARAGE

## Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	78   C	79   C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

**TENURE:** Leasehold  
155 years remaining from 2008.

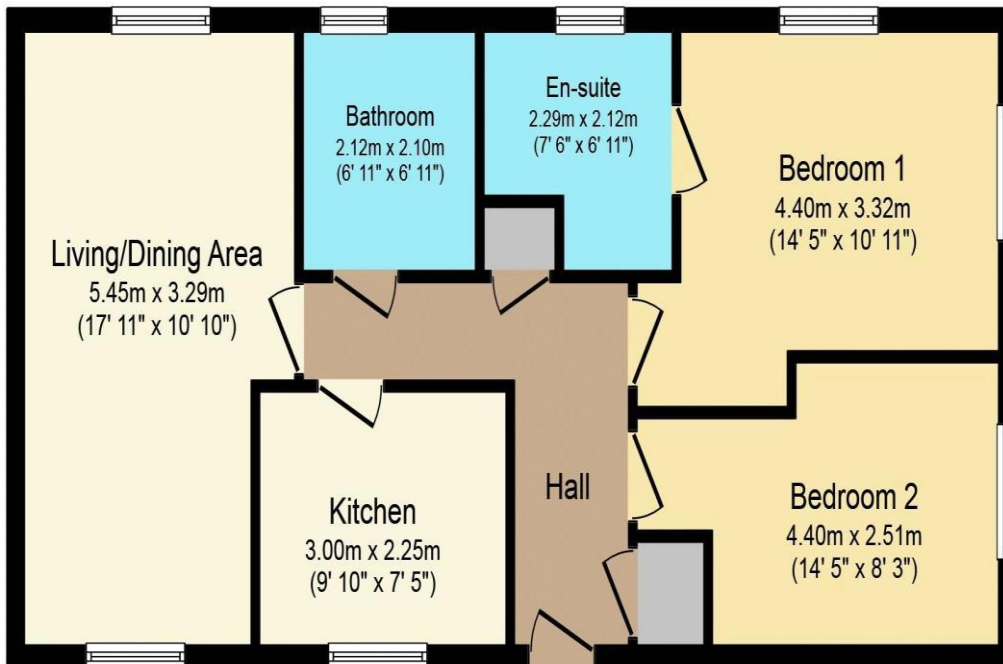
**TAX BAND:** B

**CHARGES:** Management fee is circa £1,440 per annum.

Ground rent is circa £240 per annum.

**SERVICES:** Mains electricity, water and drainage. Gas central heating.

**DIRECTIONS:**  
Leave Taunton along Staplegrove Road and bear left at the Cross Keys roundabout. Continue for less than a mile, through the centre of Norton Fitzwarren. Take a left hand turn into Morse Road and follow the road around to the left where No.80 can be found on the right hand side identified by our For Sale board.



**Floor Plan**

All measurements are approximate (in some cases maximum into recesses).  
Not to scale. Illustrative purposes only.

18 The Wyvern Centre, Magdalene Lane, Taunton TA1 1SE  
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**FOR VIEWINGS, APPRAISALS AND ALL ENQUIRIES CALL 01823 324324**

For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide in good faith. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings and a wide angle lens may have been used for some photographs. Photographs may also show appliances that are not included in the sale. If you have any specific enquiries or are unfamiliar with the area and require additional information please contact us before viewing the property.

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