



**Yarlington Close, Norton Fitzwarren TAUNTON TA2 6RR**



**welcome to**

## **Yarlington Close, Norton Fitzwarren TAUNTON**

A well-presented two-bedroom first floor flat situated in the popular location of Yarlington Close, Taunton. The property offers a comfortable living space, two good-sized bedrooms and a modern shower room. Further benefits include one allocated parking space.

Situated in the popular residential area of Yarlington Close, Norton Fitzwarren, this well-presented two-bedroom first floor flat offers an excellent opportunity for first-time buyers, downsizers or investors alike. The area is predominantly residential, with a range of similar properties and convenient access to local amenities and transport links.

The accommodation comprises a welcoming entrance area leading into a spacious living room, providing a comfortable and versatile space. The property also features a fitted kitchen/diner, offering a range of units and space for essential appliances.

There are two good-sized bedrooms, both offering flexibility for a variety of uses such as guest accommodation or a home office. These are served by a modern shower room, fitted with a contemporary suite.

Externally, the property benefits from well-maintained communal gardens, providing pleasant outdoor space for residents to enjoy. In addition, there is one allocated parking space, offering convenience and ease of access.

The wider TA2 area of Taunton is known for its mix of residential neighbourhoods, local amenities and good transport connections, making it a desirable place to live.





### **Entrance Hall**

Door opening into the hallway. 3 Cupboards.

### **Lounge**

13' 7" x 12' 10" ( 4.14m x 3.91m )

Double glazed window. Juliette balcony. Carpet.  
Radiator.

### **Kitchen**

14' 5" Max x 6' 7" Max ( 4.39m Max x 2.01m Max )

Double glazed window. The kitchen has a range of wall and base units with work surfaces over, sink and drainer, tiled splash back, space for cooker, washing and fridge/freezer. Space for dining table and chairs.

### **Bedroom One**

13' 6" x 9' 9" ( 4.11m x 2.97m )

Double glazed window. Carpet. Radiator.

### **Bedroom Two**

10' 2" x 6' 10" ( 3.10m x 2.08m )

Double glazed window. Carpet. Radiator.



### **Shower Room**

Frosted double glazed window. White suite comprising of wash hand basin, WC, large walk in shower cubicle with electric shower, towel rail, radiator, ample storage.

### **Communal Gardens**

### **Parking**

One allocated parking space, and a purpose built brick shed for storage.



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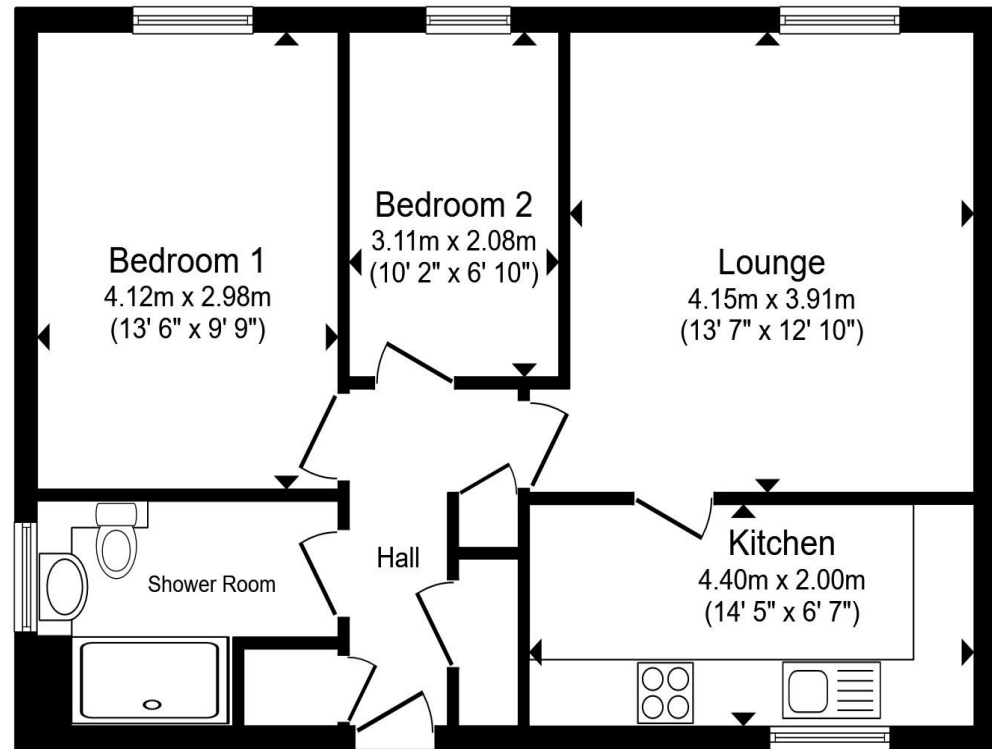
## Yarlington Close, Norton Fitzwarren TAUNTON

- Two Bedroom First Floor Flat
- Good Size Lounge
- Shower Room
- Allocated Parking
- Communal Gardens

Tenure: Leasehold EPC Rating: Awaited  
Council Tax Band: A Service Charge: 780.00  
Ground Rent: 10.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 03 Aug 1987.  
Should you require further information please contact the branch. Please Note additional fees  
could be incurred for items such as Leasehold packs.

# £165,000



Total floor area 57.9 m<sup>2</sup> (623 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



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Property Ref:  
TAU109489 - 0007

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