



**SJM** Properties  
Lettings and Management

Coming soon



**Court Farm**

, Kingdom Lane, Norton Fitzwarren, Taunton, TA2 6QP

**Rental £725 Monthly**  
**1 Bedroom House**  
**Available 15 April 2024**

Opening Times: Mon 09.00 - 17.00 | Tue 09.00 - 17.00 | Wed 09.00 - 17.00 | Thurs 09.00 - 17.00 | Fri 09.00 - 17.00 | Sat 09.00 - 13.00 | Sun Closed

- \* Unfurnished
- \* Newly decorated
- \* Double Glazed
- \* Available January

- \* Electric Heating
- \* Modern Bathroom
- \* Fridge Freezer
- \* Village Location

- \* Council Tax Included
- \* Wifi Included

## Situation

Available Mid April is this well presented Annexe in the heart of Norton Fitzwarren located within walking distance to local amenities.

The Annexe is situated within a large converted double garage and has a very good sized kitchen and dining area downstairs including a built in fridge/freezer, cooker and microwave. The kitchen also has room for a dishwasher and a washing machine and has laminate flooring installed throughout with double glazed windows and electric heating throughout.

Upstairs leads to the open plan living and bedroom area with plenty of room for large bed and sofa, with storage to one side of the eves and velux windows offering natural light in room.

Opposite the living area you have a modern bathroom with double enclosed shower.

Outside you have to the side of property a small area to sit out in, this will be eventually gravelled plus you have parking for one car.

This property has Council Tax included in rental price along with Wifi.

There is no aerial in property so smart tv only.

No smokers and unfortunately unsuitable for pets due to being an Annexe.

Minimum affordability £21750 and preference would be a single professional.

## Directions

## Further Information

The deposit required is £836

## Accommodation

**Bathroom**

**Bedroom**

**Dining Room**

**Exterior**

**Kitchen**

**Kitchen Area**

**Lounge**

**Open Plan Living Area**

All measurements are approximate.

