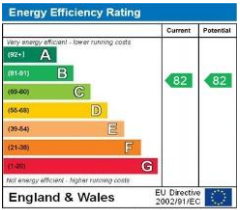


MID FLOOR
681 sq.ft. (63.3 sq.m.) approx.



TOTAL FLOOR AREA: 681 sq.ft. (63.3 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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£205,000

WARE & CO
estate and letting agents

**40 Firepool View, Taunton, Somerset
TA1 1PS**

A stylish two bedroom ground floor apartment
in Firepool View

No onward chain

Allocated parking space

Large private balcony

Open plan living/dining/kitchen with integrated
appliances

Principal ensuite bedroom

Guest bedroom

Bathroom

Allocated lock-up store

Highly recommended



Ware and Company are pleased to bring to the market this stylish two-bedroom, purpose-built apartment in the sought-after Firepool development of Taunton. With no onward chain, this is an exceptional opportunity for first-time buyers, downsizers, or investors seeking a premium property in a prime location.

The apartment stands on the banks of the Taunton to Bridgwater Canal and boasts a larger than average balcony to relax or entertain on. A thriving cultural and entertainment scene, including The Brewhouse Theatre, Somerset County Cricket Club, and various cafes, bars, are a short walk away, as is Taunton Railway Station. For those wishing to commute by road, there is easy access to the M5 Motorway (J25), the A38 and the A358 for the A303 intersection at Ilminster.

The accommodation briefly comprises access through a communal hall with a secure door entry system, entrance hall with built-in store cupboards, open plan living/dining/kitchen with integrated appliances and sliding doors to the balcony, principal ensuite bedroom, guest bedroom and a bathroom. There is a secure lock-up store located under the block, and there is a designated drive parking space.

Don't miss out on this fantastic opportunity to secure a stylish, move-in-ready apartment in one of Taunton's most desirable locations. Call us now to arrange an appointment to view.

TOTAL FLOOR AREA 64 sq.m.

TENURE Leasehold. 125 years from 2013. Ground rent £250 per annum. Service charge £5010.23 per annum.

COUNCIL TAX Somerset Council Tax Band B. Charges payable for 2024/2025 - £1,871.62

SERVICES Main services of gas, electricity, water and drainage are connected.
Broadband/Mobile phone coverage - The options of standard and superfast broadband with speeds upto 1000mbps are available. For an indication of broadband speeds as well as mobile phone signal and coverage available please refer to the 'Ofcom checker' website.

