



17 The Malthouse Canon Street, Taunton – TA1 1RU  
£250,000





## 17 The Malthouse Canon Street, Taunton

Tucked away behind secure electric gates in one of Taunton's most distinctive developments, this beautifully appointed two bedroom second floor maisonette perfectly blends character, space and modern convenience.

From the moment you step inside, the property impresses with its sense of light and space. The welcoming entrance hall features a built-in cloaks cupboard and leads through to a stunning open plan living/dining room. Here, a soaring vaulted ceiling and feature spiral staircase create a dramatic and stylish focal point – perfect for entertaining or simply relaxing at the end of the day. A well-appointed contemporary kitchen with integrated appliances is off to one side. The principal bedroom occupies its own private level on the mezzanine floor, complete with an ensuite shower room and a useful study area, ideal for home working. The guest bedroom is a generous double and is served by a sleek three-piece bathroom.

Allocated parking, gas central heating, double glazing and a secure door entry system complete the picture.

Situated just moments from Somerset County Cricket Club, Taunton Railway Station and the vibrant town centre, this property offers a unique opportunity to enjoy a superbly connected, low-maintenance home in the very heart of the county town.



**TOTAL FLOOR AREA**

101 sq.m.

**TENURE**

Leasehold. 125 Year lease from 01.01.2007. Ground rent £125 per annum, Service charge £2151.45 per annum.

**COUNCIL TAX**

Somerset Council Tax Band E. Charges payable for 2025/26 – £3,154.60

**SERVICES**

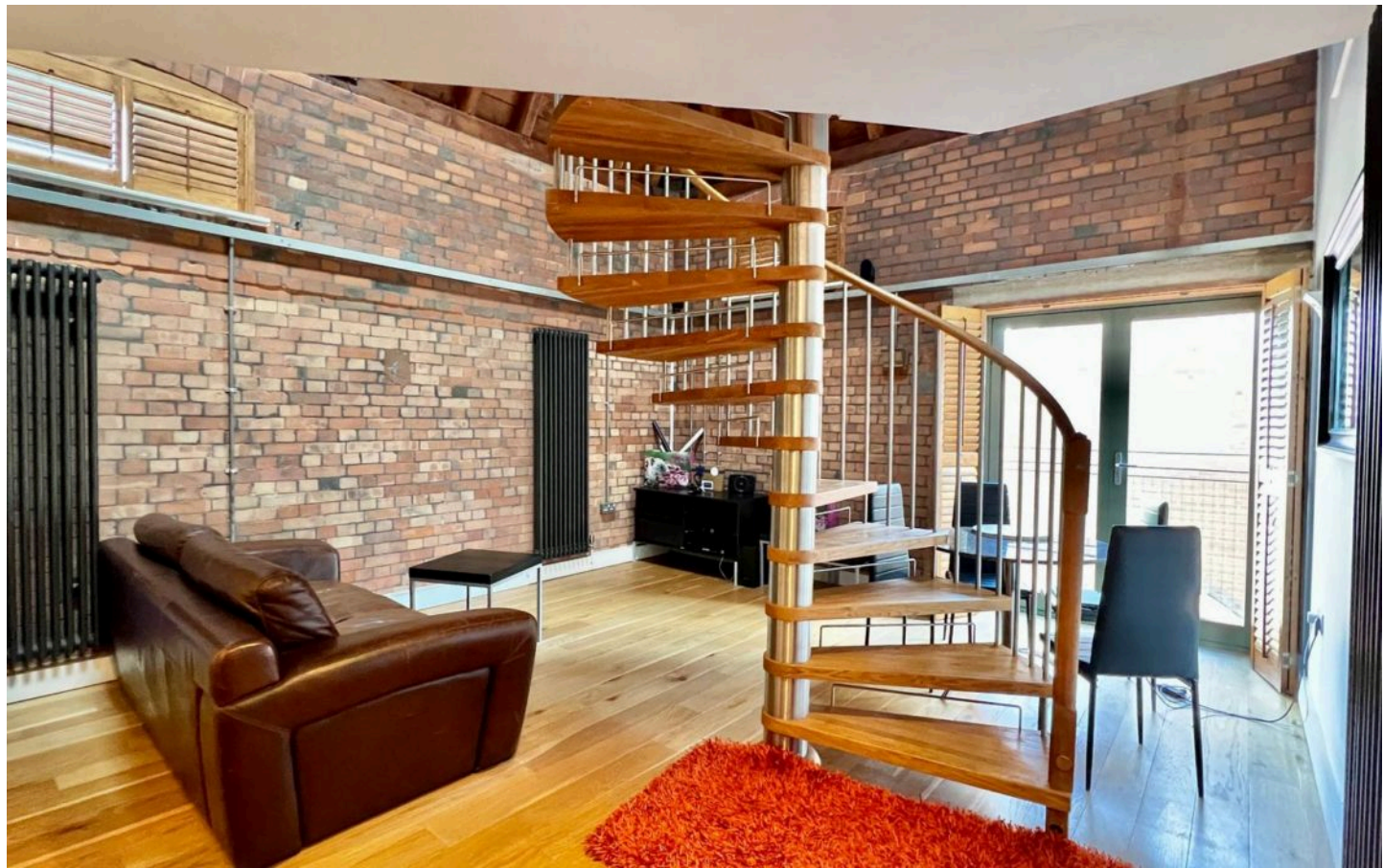
Main services of gas, electricity, water and drainage are connected.

**Broadband/Mobile phone coverage** – The options of standard, superfast and ultrafast broadband with speeds upto 1,000Mbps are available. For an indication of broadband speeds as well as mobile phone signal and coverage available please refer to the 'Ofcom checker' website.

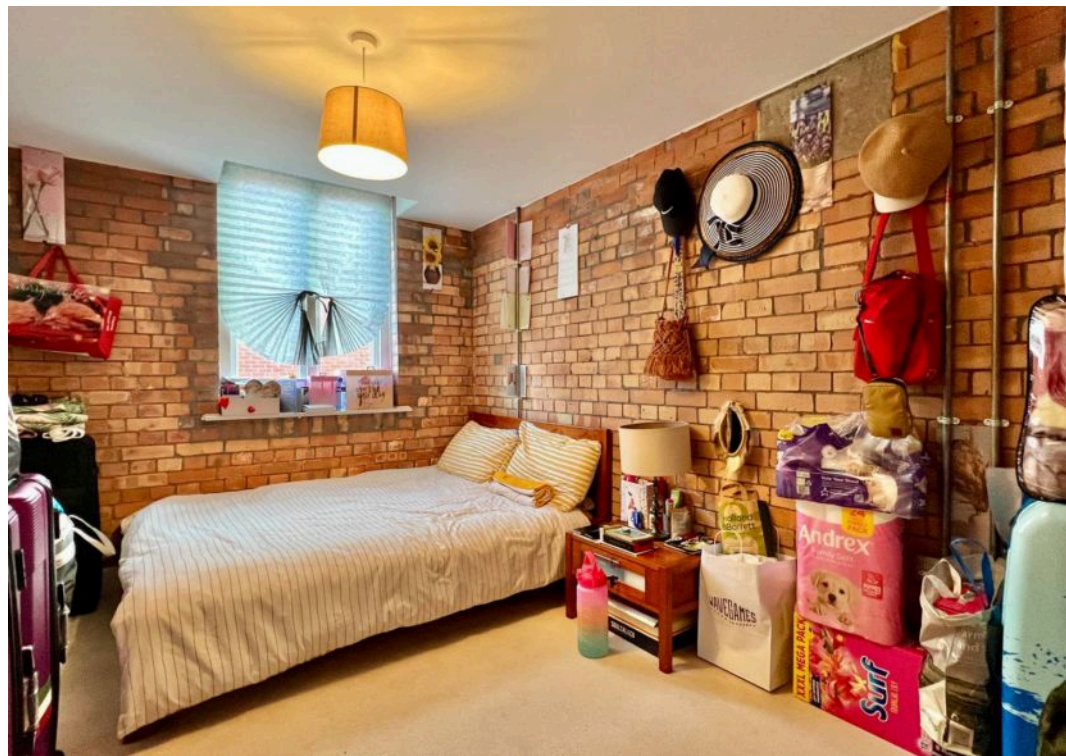
Council Tax band: E

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E

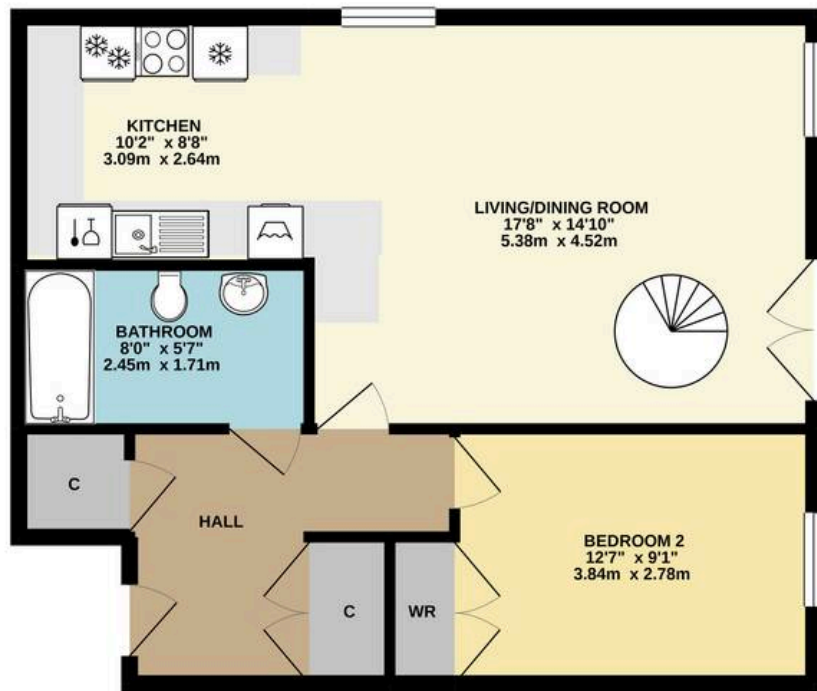




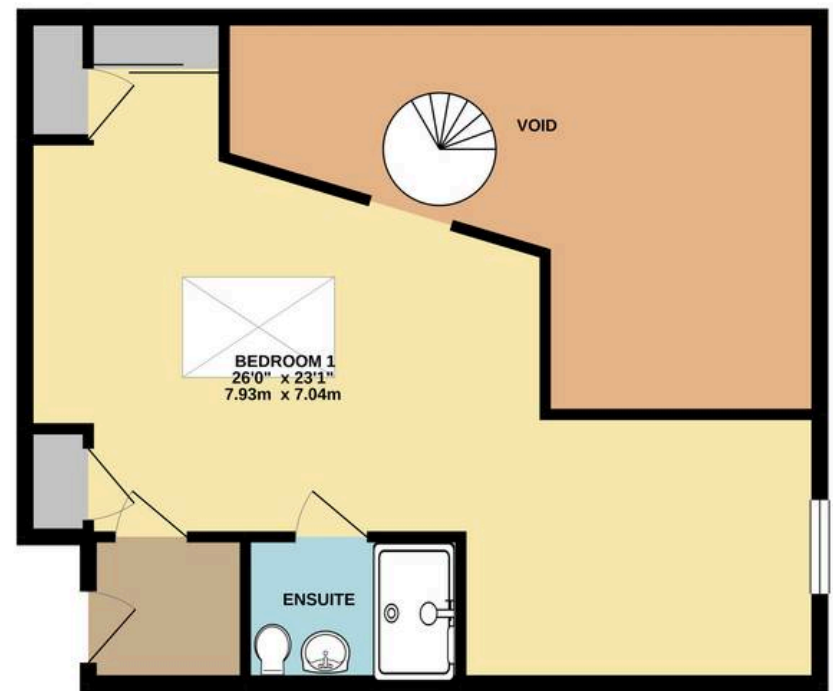




GROUND FLOOR  
627 sq. ft. (58.3 sq. m.) approx.



1ST FLOOR  
636 sq. ft. (59.1 sq. m.) approx.



TOTAL FLOOR AREA : 1263 sq. ft. (117.3 sq. m.) approx.

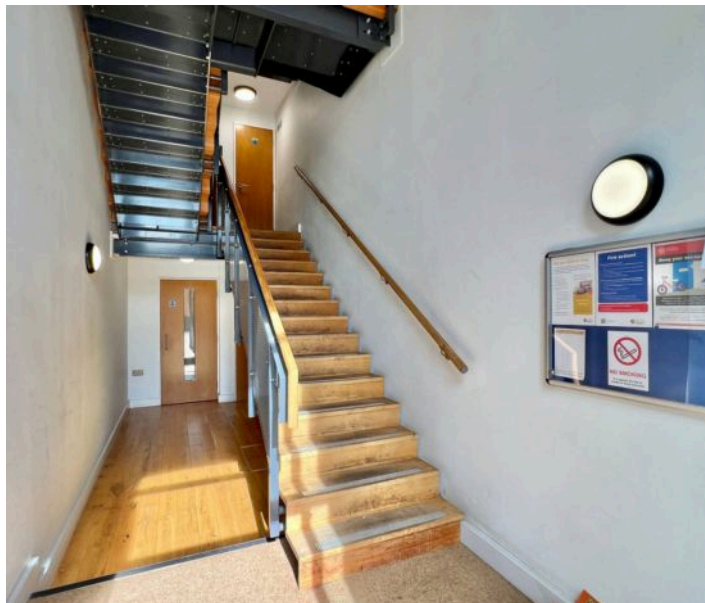
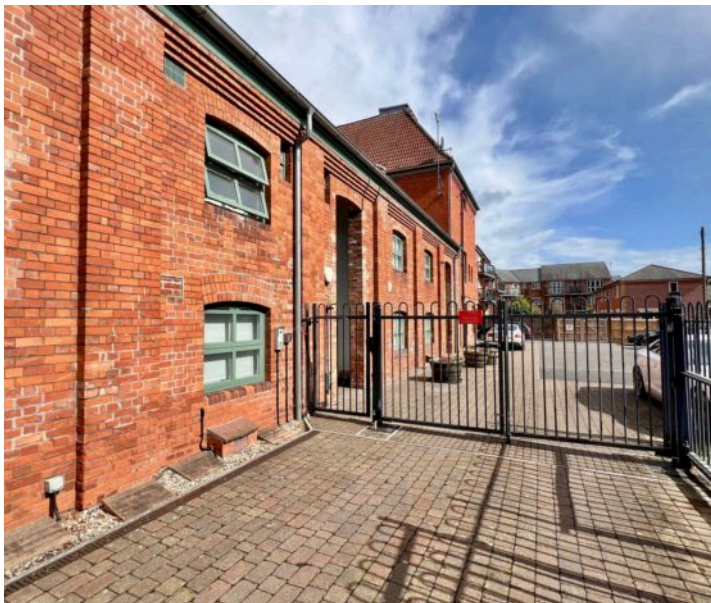
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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## GARDEN

The Malthouse enjoys a secure gated setting with well-kept communal grounds, providing both peace of mind and a sense of exclusivity. Residents benefit from an allocated parking space within the development. The courtyard-style layout creates a private and welcoming environment, ideal for those seeking a low-maintenance home that still offers a touch of character and charm, all just a short walk from Taunton's vibrant town centre.







## Ware & Co

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