



6 Firepool Crescent, Taunton TA1 1AT
£150,000

GIBBINS RICHARDS 
Making home moves happen

A one bedroomed first floor flat conveniently located for the town centre. The well presented accommodation consists of; entrance hall with utility cupboard, open plan kitchen/sitting/dining room, one double bedroom and bathroom. Externally the property benefits from an allocated parking space. AVAILABLE WITH NO ONWARD CHAIN.

Tenure: Leasehold / Energy Rating: B / Council Tax Band: A

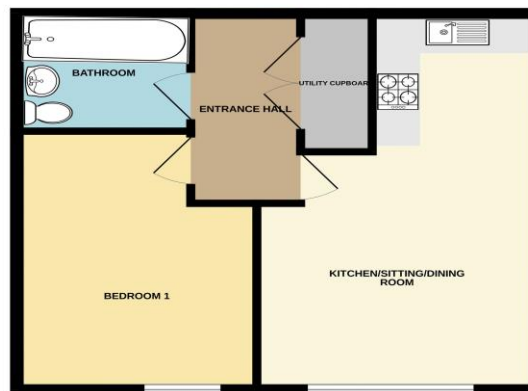
Located in the popular Firepool development, which is within easy walking distance of Taunton's mainline intercity railway station, the town centre and Taunton and Bridgwater Canal, whilst the M5 motorway at junction 25 is easily accessible. The accommodation is warmed by gas central heating via a combination boiler and is complete with double glazing throughout.

Entrance Hall
 Open Plan
 Kitchen/Sitting/Dining Room
 Bedroom 1
 Bathroom
 Outside
 Tenure and Outgoings

Utility cupboard.
 Kitchen area - 8' 2" x 7' 2" (2.49m x 2.18m) Sitting/Dining area - 14' 3" x 12' 9" (4.34m x 3.88m) maximum.
 14' 1" x 8' 5" (4.29m x 2.56m) maximum.
 7' 6" x 5' 6" (2.28m x 1.68m)
 Allocated parking for one car.
 The property is leasehold and benefits from an original 125 year lease dated from 1st January 2016 (117 years remaining). The service charge is £1,563.34 per annum and ground rent is £150 per annum.



GROUND FLOOR
 454 sq.ft. (42.2 sq.m.) approx.



TOTAL FLOOR AREA - 454 sq.ft. (42.2 sq.m.) approx.
 Whilst every effort has been made to ensure the accuracy of the information contained herein, the information is provided as a guide only and should not be relied upon for any specific details. The information is provided on an 'as is' basis and the seller is not responsible for any errors or omissions. The information is provided for information only and should not be relied upon for any specific details. The information is provided on an 'as is' basis and the seller is not responsible for any errors or omissions. The information is provided for information only and should not be relied upon for any specific details.

ONE BEDROOM FLAT
 ALLOCATED PARKING
 WALKING DISTANCE TO TOWN
 WELL PRESENTED ACCOMMODATION
 OPEN PLAN KITCHEN/SITTING/DINING ROOM
 GAS CENTRAL HEATING
 DOUBLE GLAZING
 NO ONWARD CHAIN

For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. Some photographs may have been taken using a wide angle lens. 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, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property.



We routinely refer potential sellers and purchasers to a selection of recommended conveyancing firms – both local and national. It is their decision whether to use those services. In making that decision, it should be known that we receive a payment benefit of not more than £200 per transaction.
 We routinely refer potential sellers and purchasers to Mortgage Advice Bureau (MAB) for mortgage and protection advice. It's their decision whether to use those services. In making that decision, it should be known that we receive a payment benefit of not more than £250 per case.
 Once an offer is accepted by our client, an Administration Fee of £30 + VAT (£36) per buyer will be required in order for us to process the necessary checks relating to our compliance and Anti-Money Laundering obligations. This is a non-refundable payment and cannot be returned should a purchase cease to continue. It can be paid via a card machine, or via BACS transfer.