



11 Firepool Crescent

Taunton, Somerset, TA1 1AT

James
Gray

ESTATE AGENTS

A beautifully presented, first floor apartment offering light and airy accommodation with a wonderful south-westerly aspect, secure covered parking and conveniently situated on this canal side development and close to the town centre and railway station



Key features

- Entrance hall with large storage/utility cupboard
- Light and airy double aspect kitchen/dining/living room with Juliette balcony
- Principal bedroom with en suite shower room
- Second double bedroom and bath/shower room
- Gas central heating and double glazing
- Secure and covered designated parking space
- Large secure bike store
- Convenient location close to the town centre and railway station

Services

All mains services connected. Gas central heating

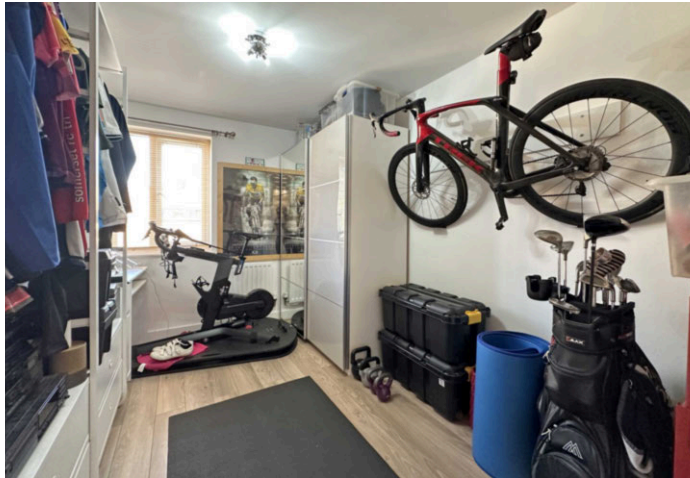
EPC rating

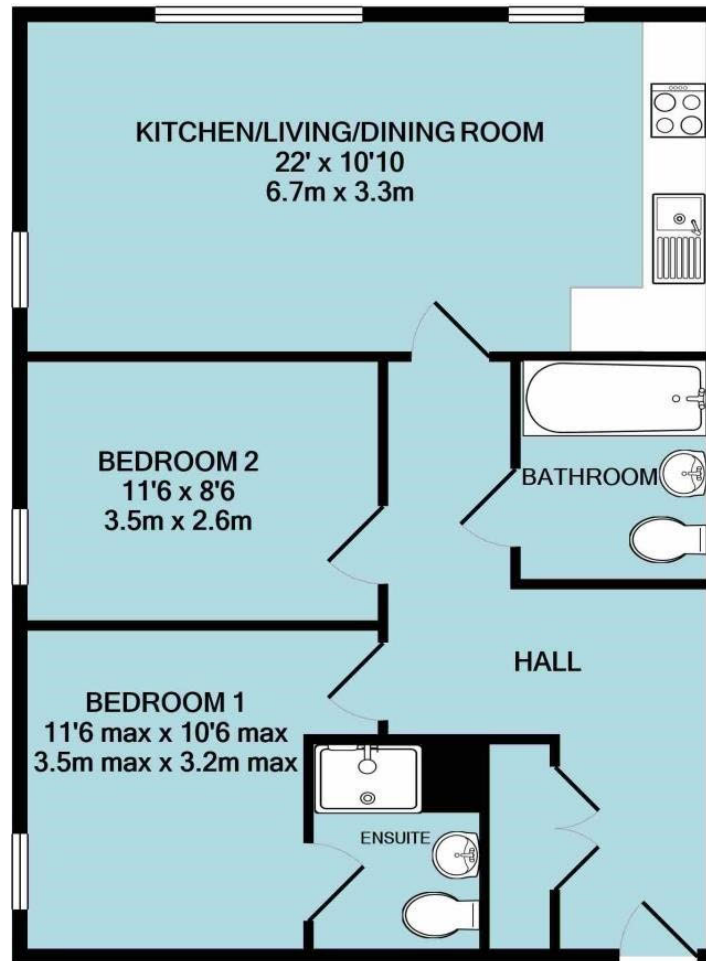
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Council Tax and Service Charge

Council tax band B. Service Charge - £2182 Per annum. Ground Rent - £250 Per annum (To be verified)







TOTAL APPROX. FLOOR AREA 689 SQ.FT. (64 SQ.M.)
 Measurements are approximate. Not to scale. Illustrative purposes only

We routinely refer potential sellers and purchasers to local and national law firms to carry out the conveyancing. It is their decision whether they choose one of these law firms. In making that decision, it should be known that we receive a payment benefit of £250.00 per transaction.

These particulars are not to form part of a Sale Contract owing to the possibility of errors and/or omissions. Prospective purchasers should therefore satisfy themselves by inspection or otherwise as to their correctness. All fixtures, fittings, chattels and other items not mentioned are specifically excluded unless otherwise agreed within the Sale Contract documentaries or left in situ and gratis upon completion. The property is also sold subject to rights of way, public footpaths, easements, wayleaves, covenants and any other matters which may affect the legal title. The Agent has not formally verified the property's structural integrity, ownership, tenure, acreages, estimated square footage, planning/building regulations status or the availability/operation of services and/or appliances. Therefore prospective purchasers are advised to seek validation of all the above matters prior to expressing any formal intent to purchase.

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