



35 Firepool View

Taunton, Somerset, TA1 1NY

James
Gray

ESTATE AGENTS

A superbly presented, south facing top floor apartment, enjoying stunning views towards the Blackdown hills and enjoying a convenient location, close to the town centre and train station and with a designated parking space. No onward chain



Key features

- Stunning top floor apartment with southerly views
- 2 double bedrooms
- En suite shower room and separate bathroom
- Open plan living room and fully fitted kitchen
- Utility cupboard
- Gas central heating and double glazing
- Designated parking space
- Convenient location close to the town centre and railway station
- No onward chain

Services

All mains services connected. Gas central heating

EPC rating

Band B (83)

Council Tax and Service Charge

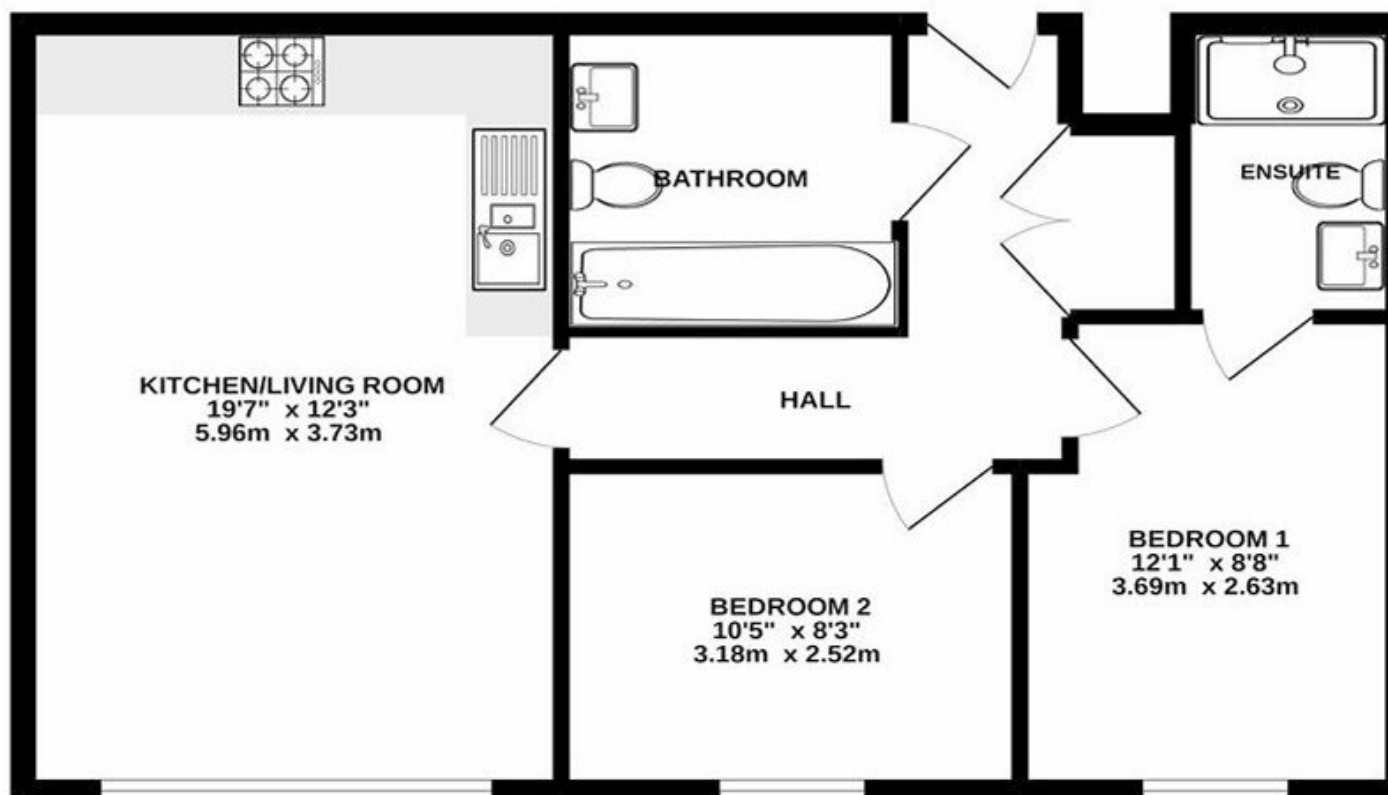
Council Tax Band B. Ground rent £250pa. Service Charge for 2025 £3,727.60. 125 lease from 1/1/2013.

All subject to verification





GROUND FLOOR
605 sq.ft. (56.2 sq.m.) approx.



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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