



**29 Firepool Crescent**

Taunton, Somerset, TA1 1AT

**James  
Gray**

ESTATE AGENTS



A well presented 3 storey town house with attractive southerly views over the Bridgwater to Taunton canal and enjoying an extremely convenient location, close to the railway station and town centre



### Key features

- Entrance hall and cloakroom
- Large open plan kitchen/dining/family room with doors to rear deck
- Study/snug/bedroom 3
- Double aspect living room with doors to large balcony with southerly aspect
- Principal bedroom with balcony and en suite shower room and attractive outlook
- Further bedroom and family bathroom
- Gas central heating and double glazing
- Driveway parking for 2 cars and side access to rear deck
- Sought after development, close to the town centre and railway station

### Services

All mains services connected. Gas central heating

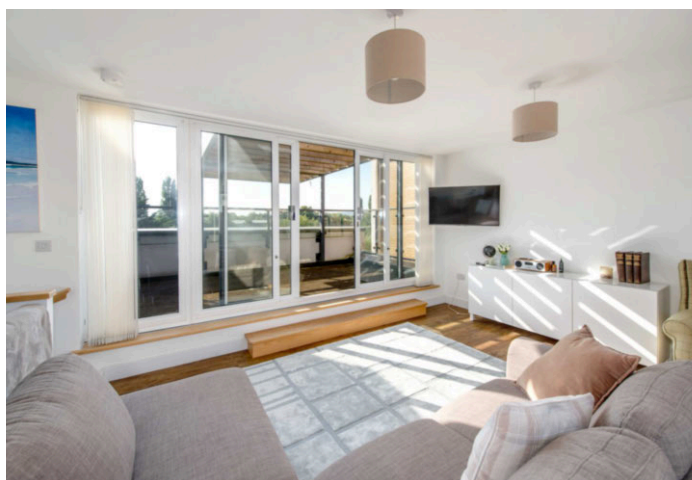
### EPC

B (81)

### Council Tax and Service Charge

Band D. Service charge 1/7/25 - 31/12/25 £127.93

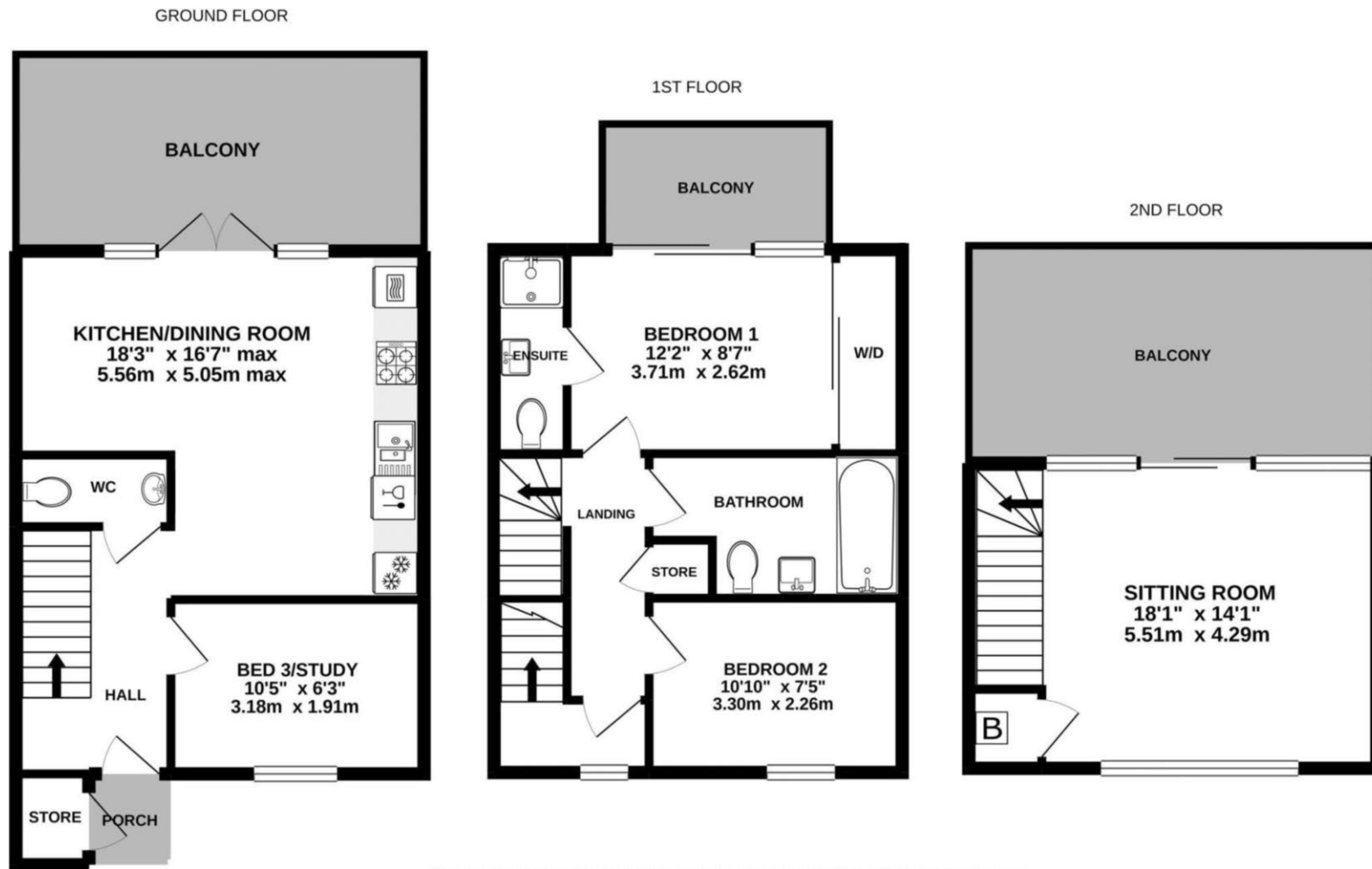
(subject to verification)











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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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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