

for sale

offers in excess of **£175,000**



## The Wharf Coal Orchard Taunton TA1 1FE

A BEAUTIFULLY PRESENTED modern apartment with stunning VAULTED CEILINGS, a social OPEN PLAN LOUNGE / KITCHEN / DINER and private Balcony. Located in the Town Centre with excellent access to amenities and TAUNTON STATION. Must be viewed!



# The Wharf Coal Orchard Taunton TA1 1FE

## Communal Front Door

Electronically controlled security door leading into the communal hallway. Stairs and a lift rising to the upper floors. The apartment will be located on the second floor.

## Front Door

Leading into...

## Entrance Hall

A bright and welcoming entrance to the property with a large utility cupboard housing the gas boiler and plumbing for the washing machine. Doors to the Lounge/Kitchen/Diner, Bedroom and Bathroom.

## Lounge / Kitchen / Diner

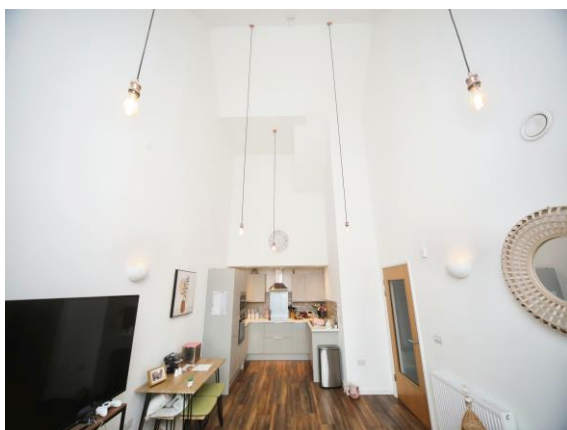
23' 8" x 12' 3" (7.21m x 3.73m)

A stunning open plan room with high vaulted ceilings and beautiful pendant lighting. The lounge / diner area features a television point, wall-mounted radiator and a door leading out to the private balcony with fitted electric blinds.

The Kitchen comprises a range of wall and base units with work surfaces incorporating a sink with drainer and electric hob with cooker hood over. Built-in electric oven, microwave, fridge, freezer and dishwasher. Tiled splashbacks and spotlights.

## Balcony

A private balcony with patio slab flooring and metal railings.





## Bedroom 1

13' 1" plus wardrobes x 11' 7" ( 3.99m plus wardrobes x 3.53m )  
A generous double bedroom with built-in double wardrobe, wall-mounted radiator and floor to ceiling window to front aspect with electric blinds.

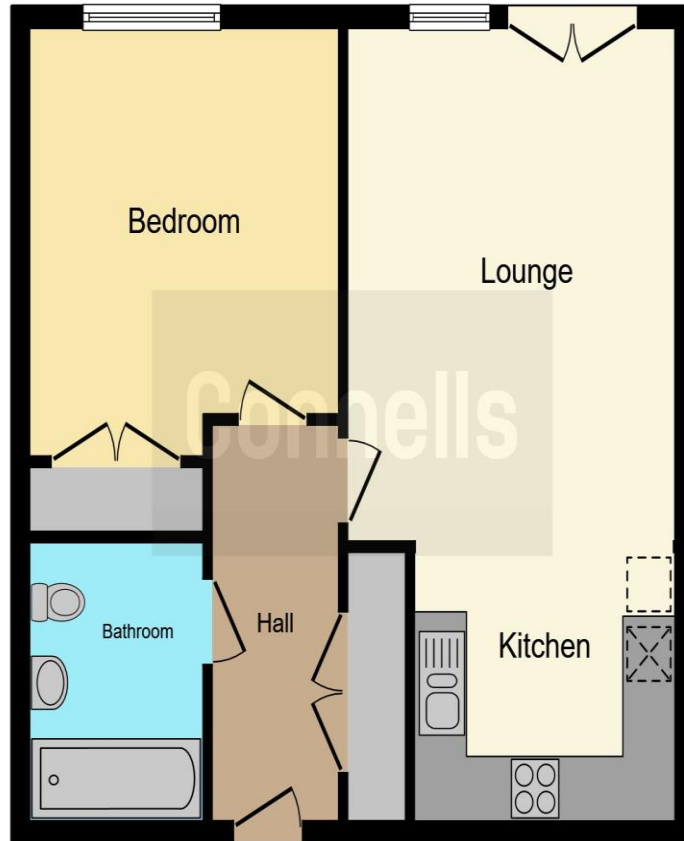
## Bathroom

A beautifully presented modern suite comprising bath with mixer tap and wall-mounted shower over, low level WC and pedestal wash hand basin. Further features include an extractor fan, part-tiling and a wall-mounted heated towel rail.

## Agents Note

The Land Registry title has yet to be updated with the Vendor's details. Please ask the branch for more details.





This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

### directions to this property:

From the town centre, at the top of East Reach turn into Tancred Street and then left at the end of the road onto Duke Street. Immediately turn right onto Canon Street and then left at the roundabout onto St James Street. Follow the road around to the right hand side where it becomes Coal Orchard and the apartment will be located on the left hand side.

To view this property please contact Connells on

**T 01823 334 433**  
**E taunton@connells.co.uk**

53 High Street  
 TAUNTON TA1 3PR

Property Ref: TTN311785 - 0008

**Tenure:** Leasehold

**EPC Rating:** B

**view this property online [connells.co.uk/Property/TTN311785](http://connells.co.uk/Property/TTN311785)**

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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