

for sale

offers in excess of **£280,000**



The Jetty Coal Orchard Taunton TA1 1FD

A truly fantastic and spacious TWO DOUBLE BEDROOM duplex apartment. Located in the town centre, the property has balcony space and is very modern inside, with ample storage space. It's perfect modern living for those looking to find a conveniently located home.



The Jetty Coal Orchard Taunton TA1 1FD

Gated Entrance

Secure gated access into a courtyard with steps rising to the communal door.

Communal Entrance

Now upon the first floor, there is a door to each property. There are only two properties within this building.

Entrance Hall

With stairs rising to the first floor of the apartment (second floor of the building), there are doors to the second bedroom, bathroom, utility room and the main kitchen/dining/living space. Radiator.

Kitchen/Dining/Living

19' x 19' (5.79m x 5.79m)

A beautiful space with double doors onto the balcony. There is space for a sofa and the kitchen has a sink/drain, electric hob, oven/grill and an integrated dishwasher and integrated fridge/freezer.

Bedroom Two

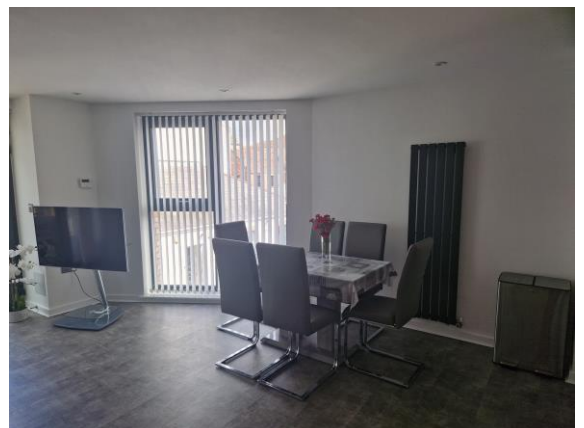
7' 8" x 13' 7" (2.34m x 4.14m)

Double glazed window and built in wardrobe. Radiator.

Utility Room

Power and plumbing for a washing machine.

Bathroom



Bath with shower over, WC, wash basin, heated towel rail and extractor fan.

First Floor

First Floor Landing

Access the the main bedroom and to the boiler/storage room.

Boiler/Storage Room

What our vendors call the garage room, this room has power and light. It plays host to the air conditioning unit and the boiler. This is a great space for storage and extremely useful with easy access.

Bedroom One

19' 8" max. x 16' 5" max. (5.99m max. x 5.00m max.)

Double glazed full length window unit in what is a large room. Flooded with natural light, the room is well decorated throughout. Built in wardrobe and radiator.

En Suite

En suite shower room with wash basin, WC and extractor fan.

External Storage Unit

The property has access to a bin store, for occupiers of 'The Jetty' and a cycle store, for occupiers of 'The Jetty' and 'The Wharf'.





This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

To view this property please contact Connells on

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Property Ref: TTN311890 - 0005

Tenure:Leasehold EPC Rating: B

Council Tax Band: D Service Charge: Ask Agent

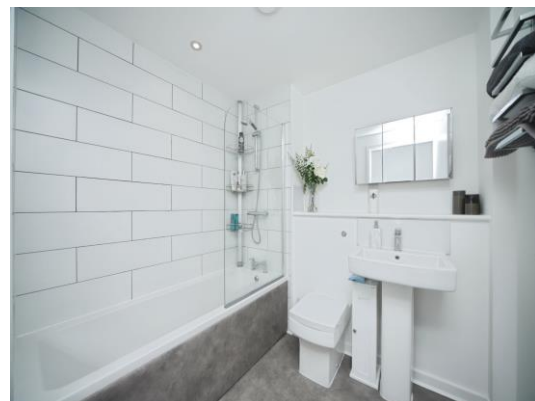
Ground Rent: Ask Agent

view this property online connells.co.uk/Property/TTN311890

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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