

for sale

£325,000



The Wharf Coal Orchard Taunton TA1 1FE

Beautifully appointed throughout with **SIGNIFICANT UPGRADES**, this stunning top-floor apartment benefits from a fabulous vista onto the river tone, comes complete with balcony, **VAULTED CEILING** two double bedrooms, and immediate access to the county ground and Taunton's vibrant **COUNTY TOWN CENTRE**.



The Wharf Coal Orchard Taunton TA1 1FE

Front Door

Leading to...

Entrance Hall

Integrated welcome mat. Attic hatch. Intercom.

Lounge / Dining / Kitchen

23' 5" x 16' 9" (7.14m x 5.11m)

A wonderful open plan living space with an incredible vaulted ceiling, enjoying full-length double glazed windows and double doors to rear aspect opening onto the balcony, where ambient views can be enjoyed and include a stunning vista of the River Tone. The kitchen itself is equipped with a comprehensive range of wall and base-mounted units with an 'L' shaped work surface,

which includes a one and a half bowl sink and drainer with mixer tap. Integrated electric oven and microwave with separate hob, with splashback and cooker hood over. Inset lighting. Additional integrated appliances include fridge/freezer and dishwasher. Radiator. Built-in cupboard which houses the wall-mounted boiler and plumbing for an automatic washing machine.

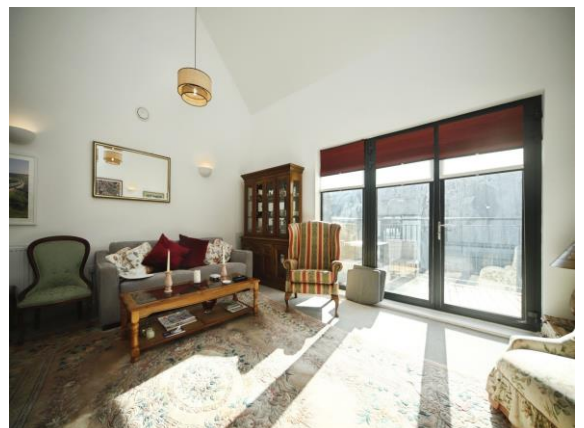
Main Bedroom

16' 9" max x 11' max (5.11m max x 3.35m max)

Full length double glazed window to rear. Radiator. Double built-in wardrobe.

En Suite Shower Room

Suite comprising low-level WC, pedestal wash hand basin with mixer tap. Shower cubicle with integral shower. Inset lighting. Heated towel rail. Extractor fan. Partial tiling.



Bedroom Two

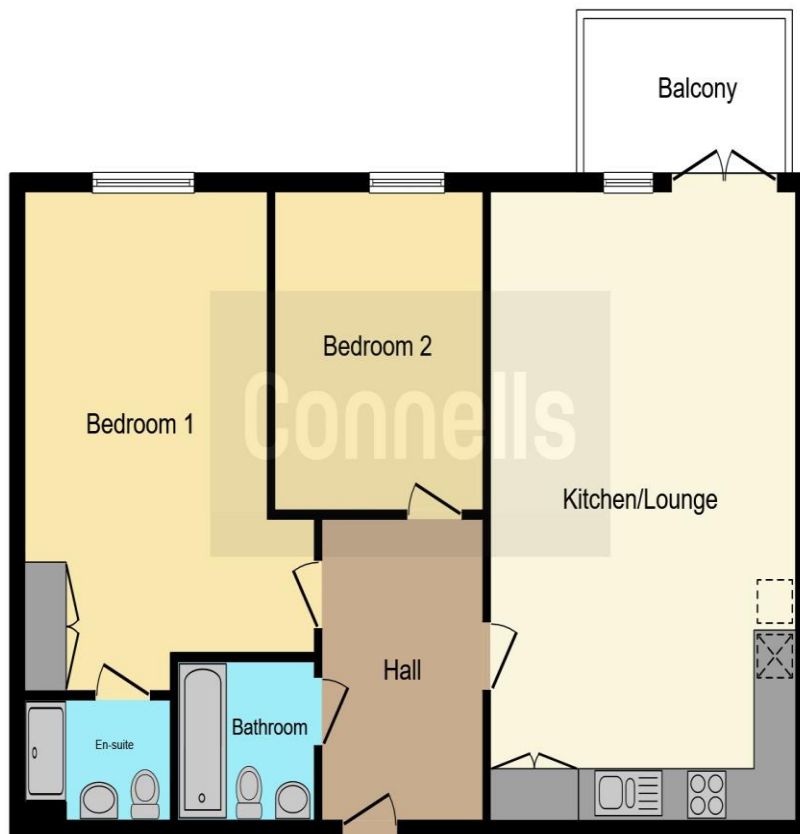
12' 2" x 10' (3.71m x 3.05m)

Full length double glazed window to rear. Radiator.

Bathroom

Suite comprising low-level W.C, wash hand basin with mixer tap, bath with mixer tap, shower panel and integral shower over. Heated towel rail. Inset lighting. Extractor fan.





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

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53 High Street
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Property Ref: TTN313078 - 0005

Tenure: Leasehold EPC Rating: B

Council Tax Band: D Service Charge: Ask Agent

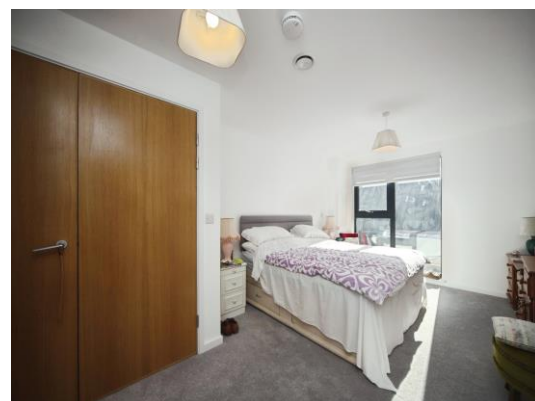
Ground Rent: Ask Agent

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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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