

for sale

£300,000



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.



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# 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.

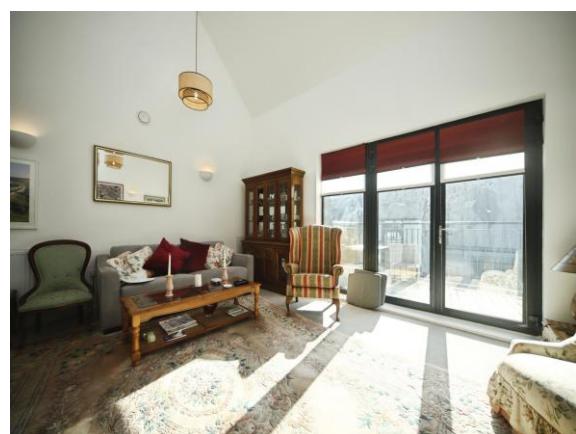
## Main Bedroom

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**

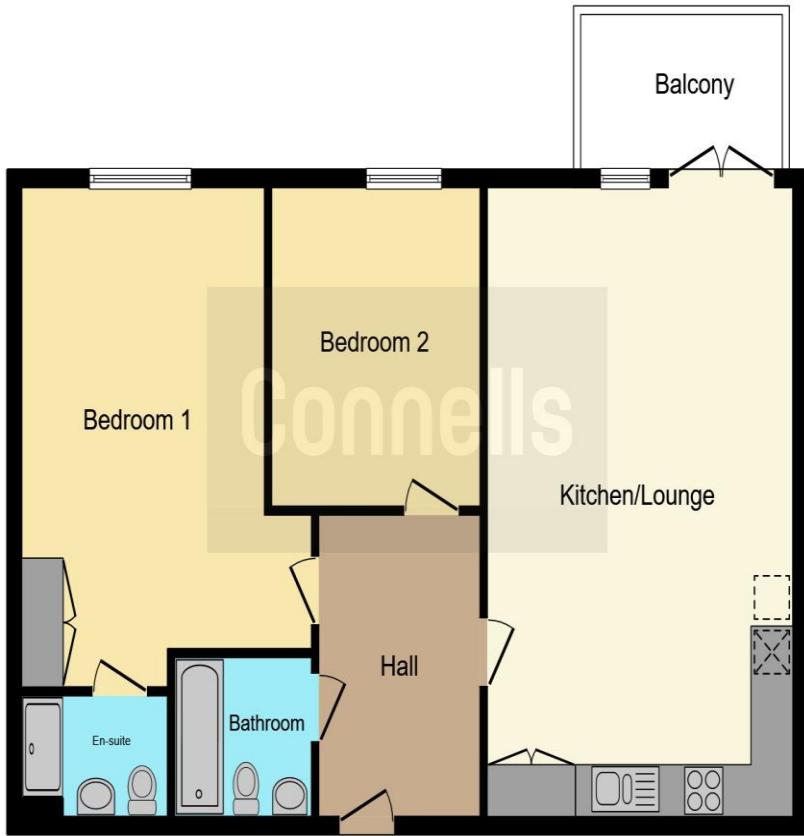
12' 2" x 10' ( 3.71m x 3.05m )

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.





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53 High Street  
 TAUNTON TA1 3PR

Property Ref: TTN313078 - 0006

Tenure: Leasehold EPC Rating: B

Council Tax Band: D Service Charge: Ask Agent

Ground Rent: Ask Agent

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