



18 The Malthouse



Taunton Town Centre

A superb apartment within a contemporary conversion of a former Malthouse with accommodation arranged over two floors with vaulted ceiling, spiral staircase and secure private parking.

- Many Period Features
- Living/Dining Room
- Open Plan Fitted Kitchen
- Two Bedrooms – One En-Suite
- Fitted Bathroom Suite
- Secure Parking Area
- Double Glazing Throughout
- Gas Central Heating
- Leasehold
- Council Tax Band E

Guide Price £325,000

SITUATION

The Malthouse is situated in a sought after and respected area of the town overlooking the Somerset County Cricket Ground and is very close to the Town Centre. In the addition to the accessibility to central amenities the property also provides access to other facilities including Taunton Train Station which provides mainline railway links to the rest of the country and the M5 motorway via junction 25. There are also beautiful walkways along the River Tone nearby.

DESCRIPTION

18 The Malt House is an impressive apartment in this contemporary conversion of this former Malthouse. This apartment is highly individual and is arranged over two floors and having two separate entrance with a wealth of features including exposed brickwork, oak flooring, wonderful exposed vaulted ceiling with skylight, door with Juliet balcony and two large bedrooms with ample storage. There is also a main bathroom and the master bedroom has an en-suite and there is a further room which could be used as a study or dressing room. There is double glazing throughout and gas central heating and there is also a secure gated parking area. The apartment is offered with no onward chain.

ACCOMMODATION

Communal entrance hall with a door to the entrance hallway on oak flooring. Door to built in cloak cupboard with shelf and hanging space. Further door to airing cupboard. Phone for entry system phone and door to the living room with double glazed door to balcony. There is an oak and stainless-steel spiral staircase to the mezzanine master bedroom. Wrought cast iron radiators. The open plan kitchen area is fitted with a range of high gloss wall and base units with down lights. There are granite worksurfaces and a one and a half bowl sink unit with mixer tap, four ring electric hob with stainless steel extractor hood over, Neff double oven, integrated microwave, dishwasher, washing machine, fridge freezer and tumble drying. There is concealed gas central heating boiler and down lights. The master bedroom is a galleried room which enjoys the timber vaulted ceilings. There are a

range of built in wardrobes and shelf with hanging space and two further storage cupboards and to one end of the study area with wooden floor, telephone point. There is a door to the en-suite with enclosed tiled shower cubicle and mains powered shower, low level WC, washbasin, extractor, heated floor and heated towel rail. The dressing room has a door which provides second access to the communal entrance hall. The second bedroom has a double-glazed window to side, oak floor and cast-iron radiator. The bathroom is fitted with a matching suite with double ended panelled bath with a mosaic tiles surround, low level WC, pedestal wash basin, slate flooring, shaver point and lights, chrome heated towel rail and extractor.

OUTSIDE

There is a private gated parking area with one allocated parking space.

LEASE

The property has a lease for 125 years.

DIRECTIONS

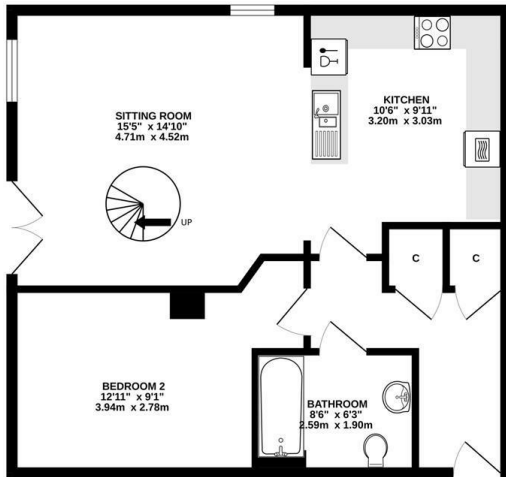
From the centre of Taunton, proceed along North Street turning right into St James Street and at the mini roundabout the development can be identified on the right-hand side just opposite the County Cricket Ground.

SERVICES

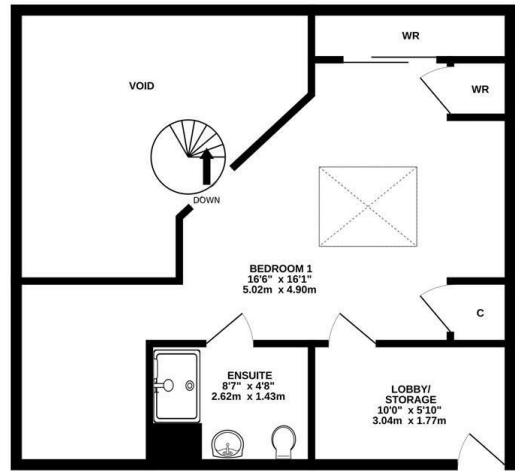
Mains gas, water, electricity and drainage. Standard, Superfast and Ultrafast ADSL. Mobile signal coverage: Voice and Data likely. (Ofcom). Please note the agents have not inspected or tested these services. EPC Rating: C.



FIRST FLOOR
639 sq.ft. (59.4 sq.m.) approx.



1ST FLOOR
628 sq.ft. (58.3 sq.m.) approx.



TOTAL FLOOR AREA : 1267 sq.ft. (117.7 sq.m.) approx.

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.
Made with Metropix ©2023

IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



Energy Efficiency Rating		Current	Potential
(92-100) A	(81-91) B	(69)	(69)
(82-91) C	(72-81) D		
(69-81) E	(55-68) F		
(45-68) G	(1-44) Below Minimum		

Net energy efficient - higher scoring coats
England & Wales EU Directive 2002/91/EC

5 Hammet Street, Taunton, TA1 1RZ

01823 256625

taunton@stags.co.uk

stags.co.uk