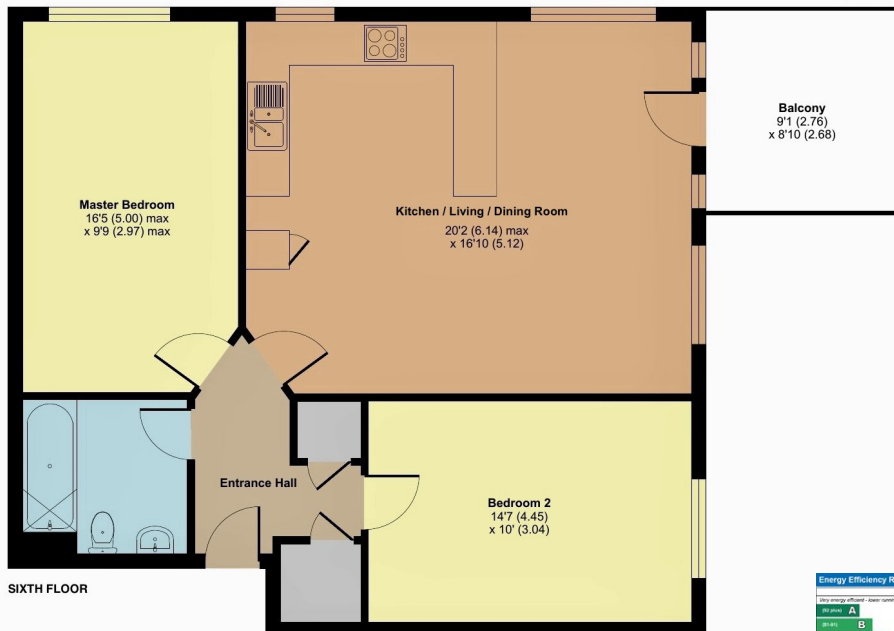






104 Waterside House, Abbey Close, Taunton, TA1 1AN

Approximate Area = 783 sq ft / 72.7 sq m
For identification only - Not to scale



Features

- Entrance Hall
- Open plan fitted Kitchen / Living / Dining Room with door to Balcony
- Master Bedroom
- Further double Bedroom
- Bathroom
- Allocated underground parking
- Gas central heating
- Double glazing
- Lease term 999 years from 2013, 986 years remaining
- Current service charge & Ground rent £1512 pa
- Council tax band B
- What3words: [///basic.vine.liability](https://www.what3words.com/#!/basic.vine.liability)

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchcom 2025. Produced for Robert Cooney. REF: 1346514

Ideally situated within walking distance of the train station and town centre is this immaculately presented 6th floor, 2 bedroomed apartment with far reaching views across Taunton, lift and secure undercover allocated parking.



Viewing strictly through the selling agents:

Robert Cooney

Corporation Street, Taunton, Somerset TA1 4AW

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cooney**

For clarification, we wish to inform prospective purchasers that: these particulars are set out as a general outline only for the guidance of intended purchasers, and do not constitute, nor constitute part of, an offer or contract; all descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details, are given without responsibility and any intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them; no person in the employment of Robert Cooney has any authority to make or give any representation or warranty whatever in relation to this property; we have not carried out a detailed survey nor tested the services, appliances and specific fittings.