



49 Waters Edge Youngman Place, taunton TA1 1AS

Offers in Excess of £400,000

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In this convenient location within a few minutes' walk of the town centre, this immaculately presented 4 bedroomed townhouse is arranged over four floors with far reaching views across the town, South facing enclosed low maintenance garden to rear and two allocated parking spaces within secure gated private car park. No onward chain.





Features

- Entrance Hall
- Fitted Kitchen / Dining Room with Bosch oven and door to garden
- Cloakroom / Utility
- Master Bedroom on 1st floor with fitted wardrobes, Ensuite Shower Room and door to Balcony
- Further Bedroom on 1st floor
- 2 Bedrooms on 2nd floor
- Family Bathroom
- Living Room on 3rd floor with door to balcony and far reaching views
- Enclosed South facing low maintenance garden to rear with useful shed and rear access
- Allocated parking to rear within secure gated private car park
- Gas central heating
- Double glazing
- Lease term 999 years from 2016
- 988 years remaining
- Current ground rent £300 pa
- Current service charge £1800 pa
- Council tax band E
- What3words:
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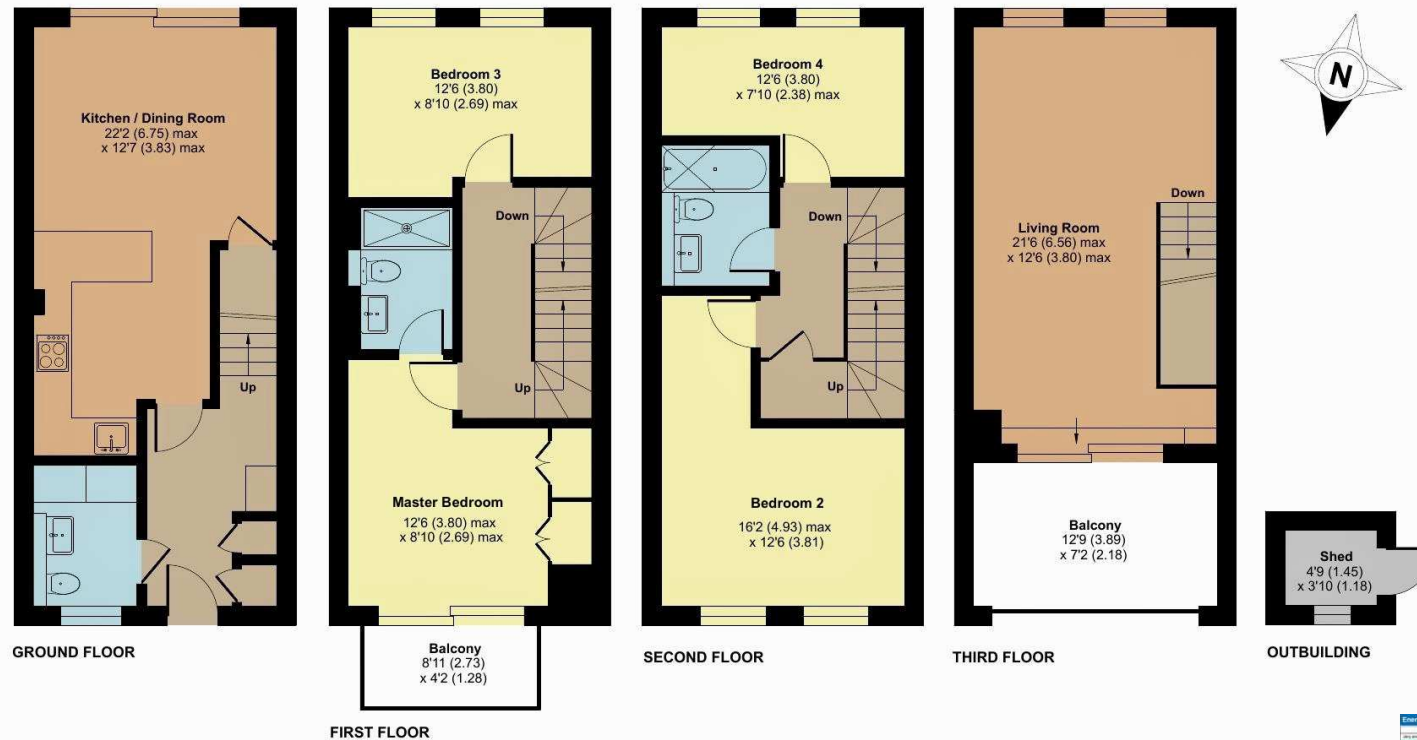
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Approximate Area = 1398 sq ft / 129.8 sq m

Outbuilding = 18 sq ft / 1.6 sq m

Total = 1416 sq ft / 131.4 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Robert Cooney. REF: 1522278



Viewing strictly through the selling agents:

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