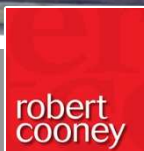




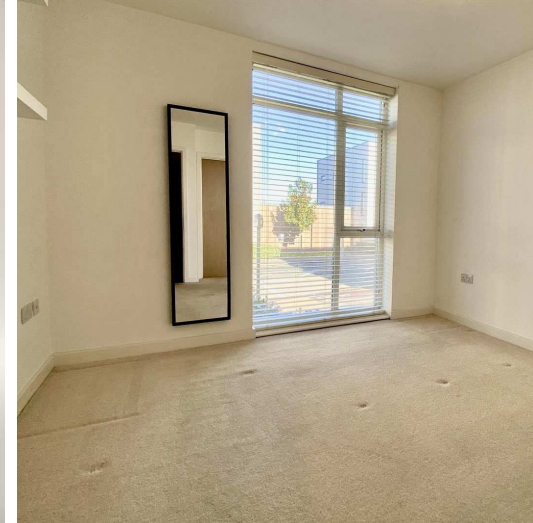
1 Barnes House Firepool View, Taunton TA1 1NY

Offers In Excess Of £160,000

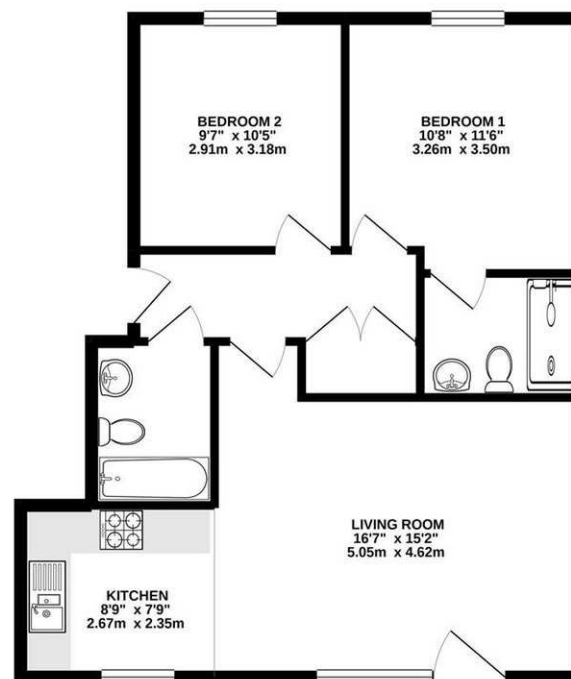




In this popular development within a few minutes' level walk of the train station and town centre is this well presented contemporary 2 bedroomed, first floor apartment with allocated parking. No onward chain.



GROUND FLOOR
653 sq.ft. (60.7 sq.m.) approx.



TOTAL FLOOR AREA: 653 sq.ft. (60.7 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 misstatement. This plan is for illustrative purposes only and should be used as such for 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.
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Features

- Entrance Hall
- Living Room with door to Juliet Balcony
- Fitted Kitchen area
- Master Bedroom with Ensuite Shower Room
- Further Bedroom
- Family Bathroom
- Allocated parking space
- Gas central heating
- Double glazing
- Lease term 125 years from 2013 112 years remaining
- Service charge 1/1/26 - 30/6/26: £1,082.17. £2,164.34 pa
- Ground rent 1/1/26 - 31/12/26: £250 pa
- Council tax band B
- What3words: ///chose.crest.crowds
- NB. Service charges and ground rent figures are provided by the seller and should be verified by a buyer's solicitor

Viewing strictly through the selling agents:

Robert Cooney

Corporation Street, Taunton, Somerset
TA1 4AW

Telephone: 01823 230230
E-mail: taunton@robertcooney.co.uk
Website: robertcooney.co.uk

**robert
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.