

for sale

offers in excess of **£175,000**



The Wharf Coal Orchard Taunton TA1 1FE

STUNNING ONE BEDROOM APARTMENT in the independent quarter of the town centre by the river. Completed to a high standard in 2022 and in immaculate decorative order.



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Communal Front Door

Electronically controlled security door leading into the communal hallway. Stairs and a lift rising to the upper floors. The apartment is located on the second floor.

Front Door

Leading into...

Entrance Hall

A bright and welcoming entrance to the property with a large utility cupboard on the left-hand side, housing the gas boiler, washer /dryer and space for a laundry ainer. Doors to the Lounge/Kitchen/Diner, Bedroom and Bathroom.

Lounge / Kitchen / Diner

23' 9" x 12' 3" (7.24m x 3.73m)

A stunning open plan room with high, vaulted ceilings and beautiful copper pendant lighting. The lounge / dining area features a television point, wall-mounted radiator and floor to ceiling, double sliding doors leading out to the private balcony.

The Kitchen comprises a range of wall and base-mounted units with work surfaces incorporating a sink with drainer, built-in electric oven, hob with hood over, microwave, fridge, freezer and dishwasher. Tiled splashbacks and spotlights.

Balcony

Large paved private balcony overlooking the square and town



rooftops through to the hills with overhead shelter. Enclosed by attractive chunky gunmetal-grey railings. Room for small table and chairs and plants

Bedroom One

11' 7" x 13' 1" (3.53m x 3.99m)

Double glazed window to front. Radiator. Built-in wardrobe.

Bathroom

Beautifully presented with modern white suite comprising bath with mixer tap and wall-mounted shower over, low level WC and pedestal wash hand basin. Further features include an extractor fan, part-tiling and a wall-mounted heated towel rail.

Communal Spaces

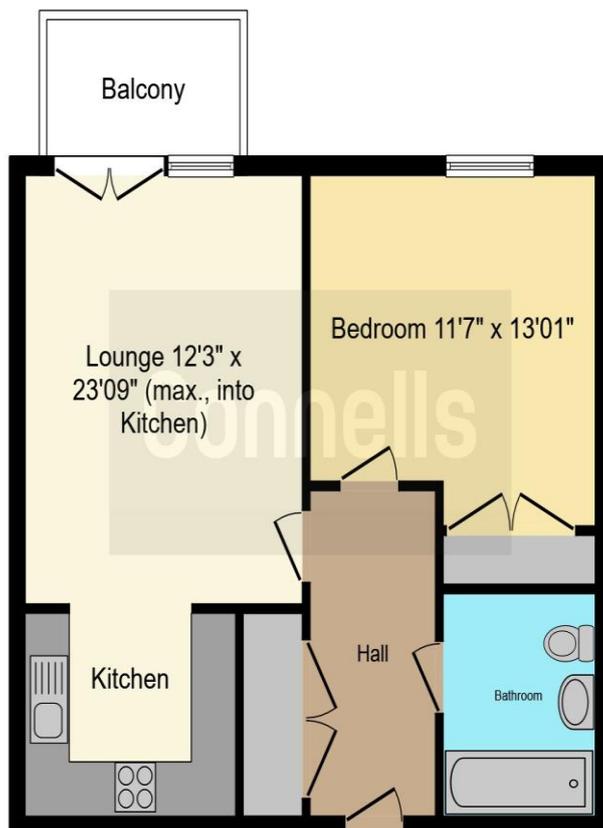
Use of locked adjoining bike store with electric charging and personal fob for access

Recycling bin store with personal fob for access.

Parking

Current residents at the Wharf have an annual parking permit for Morrisons car park, a 2 minute walk away.





This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

directions to this property:

From the town centre, at the top of East Reach, turn into Tancred Street and then left at the end of the road on to Duke Street. Immediately turn right onto Canon Street and then left at the mini roundabout into St James Street. Follow the road around to the right-hand side where it becomes Coal Orchard and the apartment will be located on the left-hand side. Parking is in the square in front.

To view this property please contact Connells on

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53 High Street
 TAUNTON TA1 3PR

Property Ref: TTN312944 - 0015

Tenure:Leasehold EPC Rating: B

Council Tax Band: C Service Charge: 840.00

Ground Rent: Ask Agent

[view this property online connells.co.uk/Property/TTN312944](http://connells.co.uk/Property/TTN312944)

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Sep 2022. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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