



30 Firepool View

Taunton, Somerset, TA1 1PS

James
Gray

ESTATE AGENTS

A modern two bedroom top floor apartment with far reaching views, allocated covered parking. Situated in the Firepool Lock development close to the town centre and train station



The property

- Top floor apartment
- Kitchen with integrated appliances
- Open plan Living room with Juliet balcony and views across Taunton
- Bedroom 1 with En suite shower room
- Further Double Bedroom
- Bathroom
- Double glazed and all mains connected. Gas central heating
- Walking distance to the town centre and train station
- Allocated parking space in the car port beneath
- Lease 125 years from 2013

Service charge

Building £1099.16 (Jun 2026 - Dec 2026). Estate
£68.55 (Jun 2026 - Dec 2026)

Ground Rent

£250 per annum

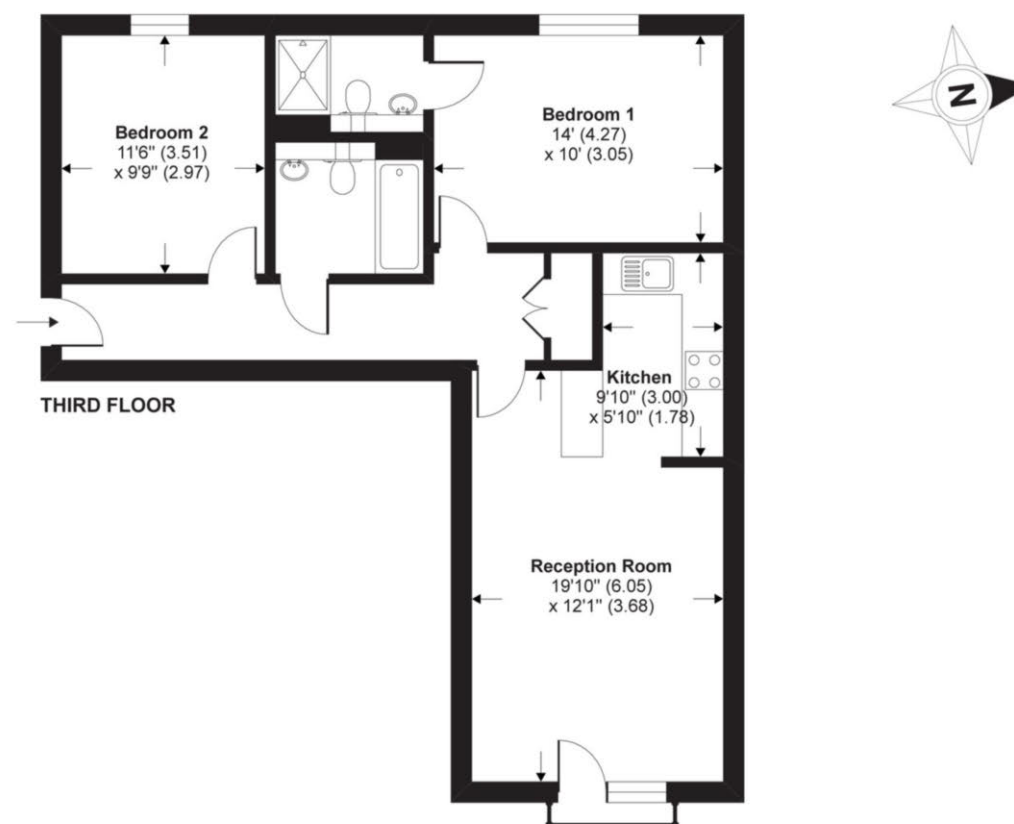
EPC Rating

To be confirmed (previously rated B)





Firepool View, Taunton, TA1



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

Agents note: Please note that the vendor is related to an employee of James Gray Estate Agents and that the photo's were taken in 2020

These particulars are not to form part of a Sale Contract owing to the possibility of errors and/or omissions. Prospective purchasers should therefore satisfy themselves by inspection or otherwise as to their correctness. All fixtures, fittings, chattels and other items not mentioned are specifically excluded unless otherwise agreed within the Sale Contract documentaries or left in situ and gratis upon completion. The property is also sold subject to rights of way, public footpaths, easements, wayleaves, covenants and any other matters which may affect the legal title. The Agent has not formally verified the property's structural integrity, ownership, tenure, acreages, estimated square footage, planning/building regulations status or the availability/operation of services and/or appliances. Therefore prospective purchasers are advised to seek validation of all the above matters prior to expressing any formal intent to purchase.

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