



47 Firepool Crescent Taunton TA1 1AT

£180,000

robert  
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# 47 Firepool Crescent, Taunton, TA1 1AT

Approximate Area = 689 sq ft / 64 sq m  
For identification only - Not to scale



FIRST FLOOR

Energy Efficiency Rating		Current	Potential
2016	A	44	52
2008	B	44	52
2008	C	44	52
2008	D	44	52
2008	E	44	52
2008	F	44	52
2008	G	44	52

## Features

- Entrance Hall
- Open Plan Kitchen / Dining / Living Room with Bosch oven, integrated fridge / freezer and door to Juliet Balcony
- Master Bedroom with Ensuite Shower Room
- Further double Bedroom
- Bathroom
- Allocated parking
- Gas central heating
- Double glazing
- Lease term 125 years from 2016, 115 years remaining
- Current service charge £2900 pa (July 2025) - currently being reviewed so may be subject to change
- Current ground rent £250 pa
- Council tax band B
- What3words: [///liner.ruins.sector](https://www.what3words.com/#!/liner.ruins.sector)
- NB. Service charges and ground rent figures are provided by the seller and should be verified by a buyer's solicitor prior to exchange of contracts

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: 1330554

An immaculately presented contemporary 2 double bedroomed first floor apartment situated in this popular walking distance of the town centre and train station with allocated parking.



Viewing strictly through the selling agents:

**Robert Cooney**

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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.