



104 Waterside House Taunton TA1 1AN

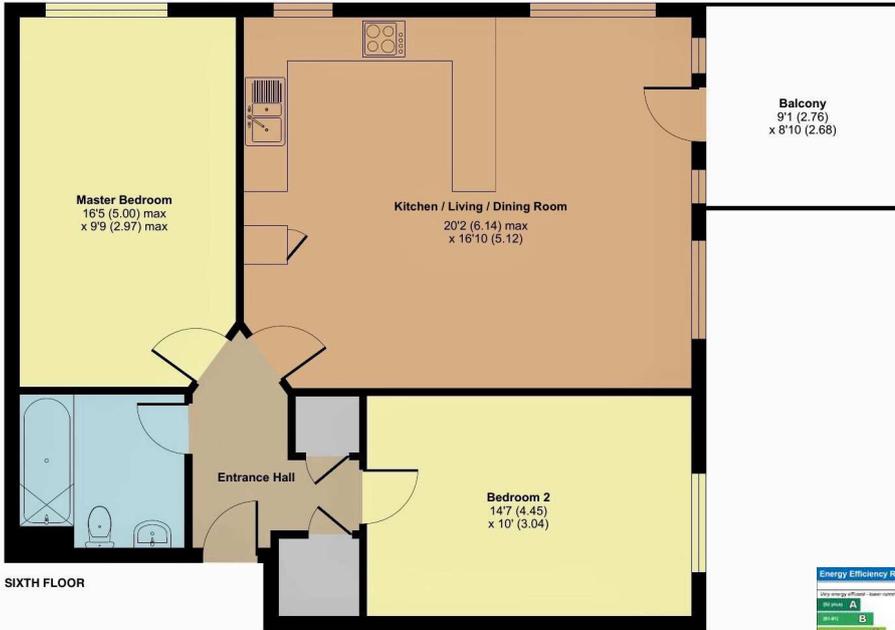
£250,000

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104 Waterside House, Abbey Close, Taunton, TA1 1AN

Approximate Area = 783 sq ft / 72.7 sq m
For identification only - Not to scale



SIXTH FLOOR

Energy Efficiency Rating	Energy Performance	Environmental Impact
91-100	A	Very Low
81-90	B	Low
69-80	C	Medium
55-68	D	Medium-High
49-54	E	High
45-48	F	Very High
35-44	G	Very High

Features

- Entrance Hall
- Open plan fitted Kitchen / Living / Dining Room with door to Balcony
- Master Bedroom
- Further double Bedroom
- Bathroom
- Allocated underground parking
- Gas central heating
- Double glazing
- Lease term 999 years from 2013, 986 years remaining
- Current service charge & Ground rent £1512 pa
- Council tax band B
- What3words: ///basic.vine.liability
- 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 (IPMS Residential). © nrichcom 2025. Produced for Robert Cooney. REF: 1346514

Ideally situated within walking distance of the train station and town centre is this immaculately presented 6th floor, 2 bedroomed apartment with far reaching views across Taunton, lift and secure undercover allocated parking.



Viewing strictly through the selling agents:

Robert Cooney

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