

APPROBANT NOTICE: Willie May & Tuckwood, for the vendors of this property, whose agents they are, give notice of any offer or contract; (2) all descriptions, dimensions, areas, references to condition, necessary permissions for use and occupation, and any other details are given in good faith and are believed to be correct. However, prospective purchasers should not rely on them as statements or representations of fact and must satisfy themselves, by inspection or otherwise, as to their accuracy. (3) No person in the employment of Willie May & Tuckwood has authority to make or give any representation or warranty in relation to this property, or to enter into any contract on behalf of the vendor. (4) Willie May & Tuckwood cannot accept responsibility for any expenses incurred by prospective purchasers in inspecting properties which may subsequently be sold, let or withdrawn.

MEASUREMENTS AND OTHER INFORMATION: All measurements are approximate and have been taken by Nicholson. While we endeavor to ensure our sales particulars are accurate and reliable, if there is any point of particular importance to you, please contact the office and we will be pleased to check the information for you. The agent has not tested any apparatus, equipment, fixtures, fittings or services and therefore cannot verify that they are in working order or fit for purpose. Prospective purchasers are advised to obtain verification from their solicitor, surveyor or other appropriate professional. References to the tenure of the property are based on information supplied by the seller. The agent has not had sight of the title documents and prospective purchasers are advised to obtain verification from their solicitor.

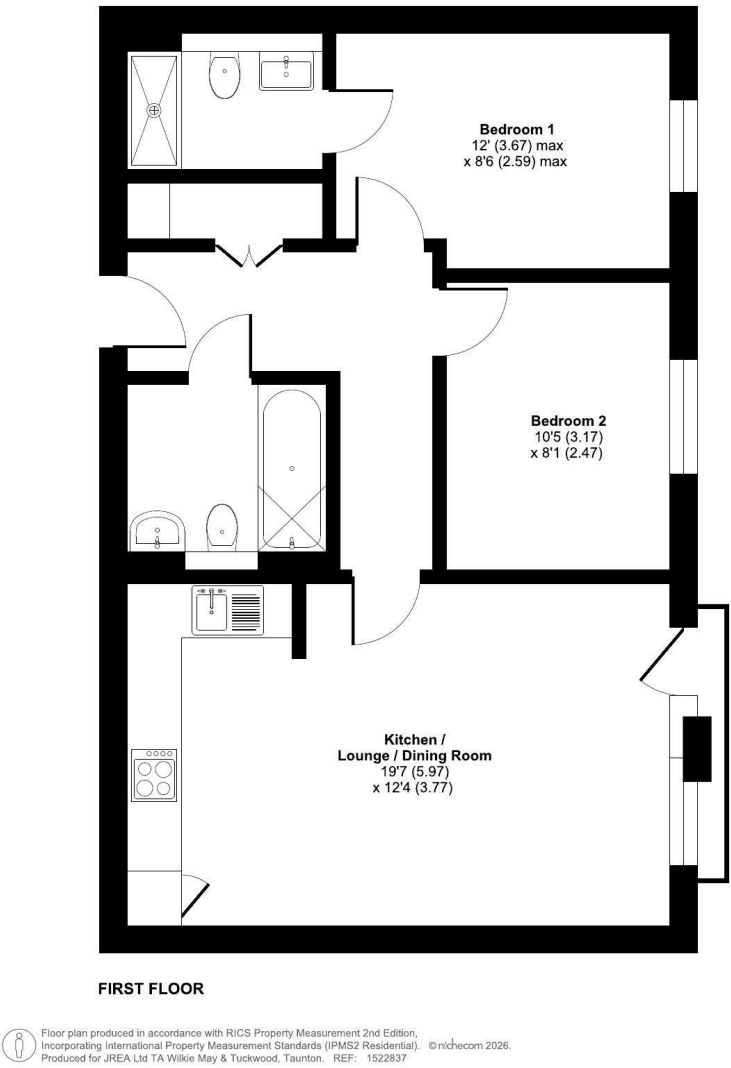


**Wilkie May
& Tuckwood**

Floor Plan

Firepool View, Taunton, TA1

Approximate Area = 632 sq ft / 58.7 sq m
For identification only - Not to scale



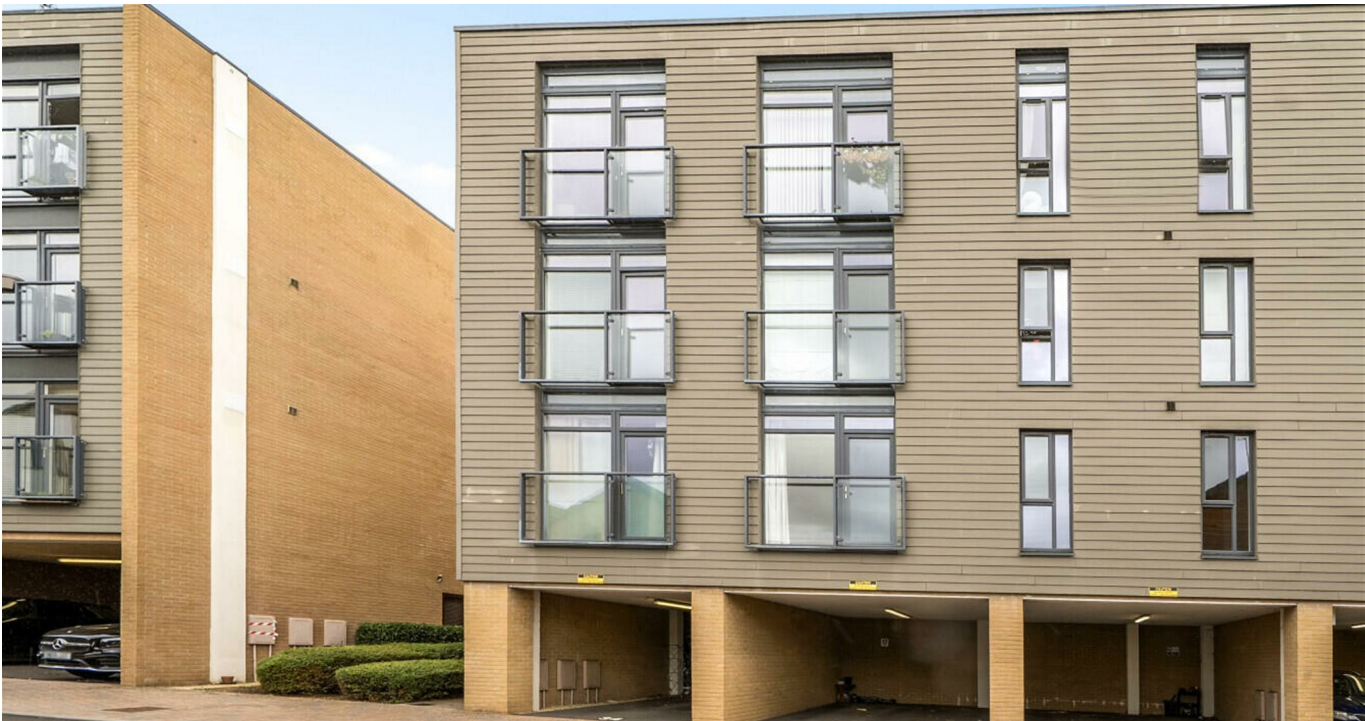
Description

- Two Bedroom Apartment
- Vacant Possession
- Allocated Undercover Parking Space
- Close Proximity of Taunton Railway Station and Taunton Town Centre

A superb opportunity to acquire this well-presented two-bedroom, two-bathroom first-floor apartment, ideally situated within the popular Firepool development and just a short, level walk from Taunton Railway Station.

Constructed in 2015 by Messrs Crest Nicholson, this modern apartment is offered to the market with vacant possession and is ready for immediate occupation.

The location is particularly appealing for commuters, with Taunton Railway Station just moments away, providing convenient connections towards both Exeter and Bristol. A new footpath and cycle route also provides easy access into Taunton town centre, while the nearby Bridgwater & Taunton Canal and River Tone offer attractive walking and cycling routes.



A front door opens into a welcoming entrance hall, with doors leading to all the principal rooms.

The impressive open-plan living room and kitchen provides a light and airy heart to the apartment. The kitchen is fitted with a matching range of wall and base units, work surfaces and upstands, together with an integrated electric oven, four-ring gas hob with extractor over and integrated fridge/freezer. The living area benefits from a large double-glazed window and glazed door opening onto a Juliet balcony, creating a bright and pleasant living space.

There are two bedrooms, with the principal bedroom benefiting from its own en-suite shower room. A separate family bathroom comprises a

WC, wash hand basin and bath with tiled surround and mixer shower, completing the accommodation.

The property benefits from uPVC double glazing and mains gas central heating throughout.

Along the hall from the entrance is a storage area that also contains the boiler and plumbing for a washing machine.

Outside & Parking
A particular advantage is the provision of an allocated undercover parking space, included with the apartment.

