



**Cunningham Court, Taunton TA1 1AR**

**welcome to**

**Cunningham Court, Taunton**

Modern two bedroom purpose built ground floor apartment in the popular Firepool development in Taunton. Offering open plan living, with two bedrooms, master bedroom with en-suite, family bathroom and allocated parking. NO ONWARD CHAIN.



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### Entrance Hall

### Kitchen/Lounge Area

19' 4" x 9' ( 5.89m x 2.74m )

### Bedroom One

11' 9" x 8' 4" ( 3.58m x 2.54m )

### En Suite

### Bedroom Two

10' 5" x 7' ( 3.17m x 2.13m )

### Bathroom

### Parking

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](http://www.focalagent.com)

welcome to

## Cunningham Court, Taunton

- NO ONWARD CHAIN
- Two Bedrooms, Master with En-Suite
- Open Plan Living
- Allocated Parking
- Ground Floor Apartment

Tenure: Leasehold EPC Rating: B

Council Tax Band: B Service Charge: 1470.00

Ground Rent: 250.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2015.  
Should you require further information please contact the branch. Please Note additional fees  
could be incurred for items such as Leasehold packs.

**£170,000**



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Property Ref:  
TAU109203 - 0004

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Please note the marker reflects the  
postcode not the actual property



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