GENERAL REMARKS AND STIPULATIONS:

Tenure: Leasehold – Service Charge £1191.41 PA Ground Rent £250 PA Lease term 125 years 111 years remaining.

Services: All mains services, mains electricity, mains gas, mains water, mains drainage.

Local Authority: Somerset Council, County Hall, The Crescent, Taunton, TA1 4DY

Property Location: https://what3words.com/dogs.gentle.honey

Council Tax Band: B

Broadband Availability: Ultrafast up to 1000 Mbps download & 1000 Mbps upload speed.

Mobile Phone Coverage: https://www.ofcom.org.uk/mobile-coverage-checker

Flood Risk: Surface Water – Very Low. Rivers & sea – Very Low.

Agents Note:

IMPORTANT NOTICE: Wilkie May & Tuckwood, for themselves and for the vendors of this property whose agents they are, give notice that: 1) These particulars are intended to give a fair and substantially correct overall description of the property for the guidance of prospective purchasers. They do not constitute, nor form part 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 Wilkie 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) Wilkie 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for any expenses incurred by prospective purchasers in inspecting properties which may subsequently be sold, let or withdrawn.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 Nichecom. 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.

CONVEYANCING REFERRALS: We routinely refer potential sellers and purchasers to a selection of recommended local conveyancing firms. Whether to use any of these services is entirely your decision. Should you choose to do so, please be aware that we may receive a referral payment of no more than £150 plus VAT.

ANTI-MONEY LAUNDERING CHECKS: Once an offer is accepted by our client, an administration fee of £30 including VAT per buyer will be payable in order to process the necessary checks relating to our compliance with Anti-Money Laundering legislation. This is a non-refundable payment and cannot be returned should the purchase not proceed. Payment can be made by card or BACS transfer.

FINANCIAL EVALUATION: In accordance with the Code of Practice for Residential Estate Agents, at the time an offer is made and considered by the seller, we are required to take reasonable steps to establish the source and availability of the prospective purchaser's funds. This information will be passed to the seller and may include whether the purchaser needs to sell a property, requires a mortgage, claims to be a cash buyer, or any combination of these. These reasonable steps continue after acceptance of the offer until exchange of contracts and include regular monitoring of the purchaser's progress in securing the funds required, with relevant updates reported to the seller.

19 Firepool View, TA1 1NY
£167,500 Leasehold

2 | 1 | 2 | B EPC

Wilkie May & Tuckwood

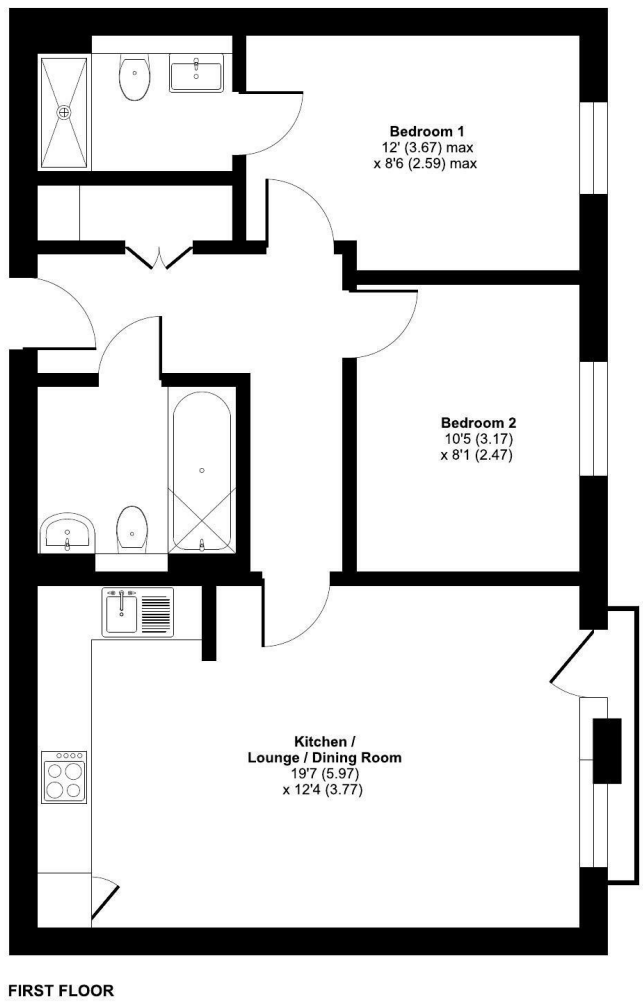
The Property Ombudsman
rightmove
Tel: 01823 332121
Winchester House Corporation Street, Taunton, Somerset, TA1 4AJ
WM&T

Floor Plan

Firepool View, Taunton, TA1

Approximate Area = 632 sq ft / 58.7 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). Produced for JREA Ltd TA Wilkie May & Tuckwood, Taunton. REF: 1522837

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WM&T

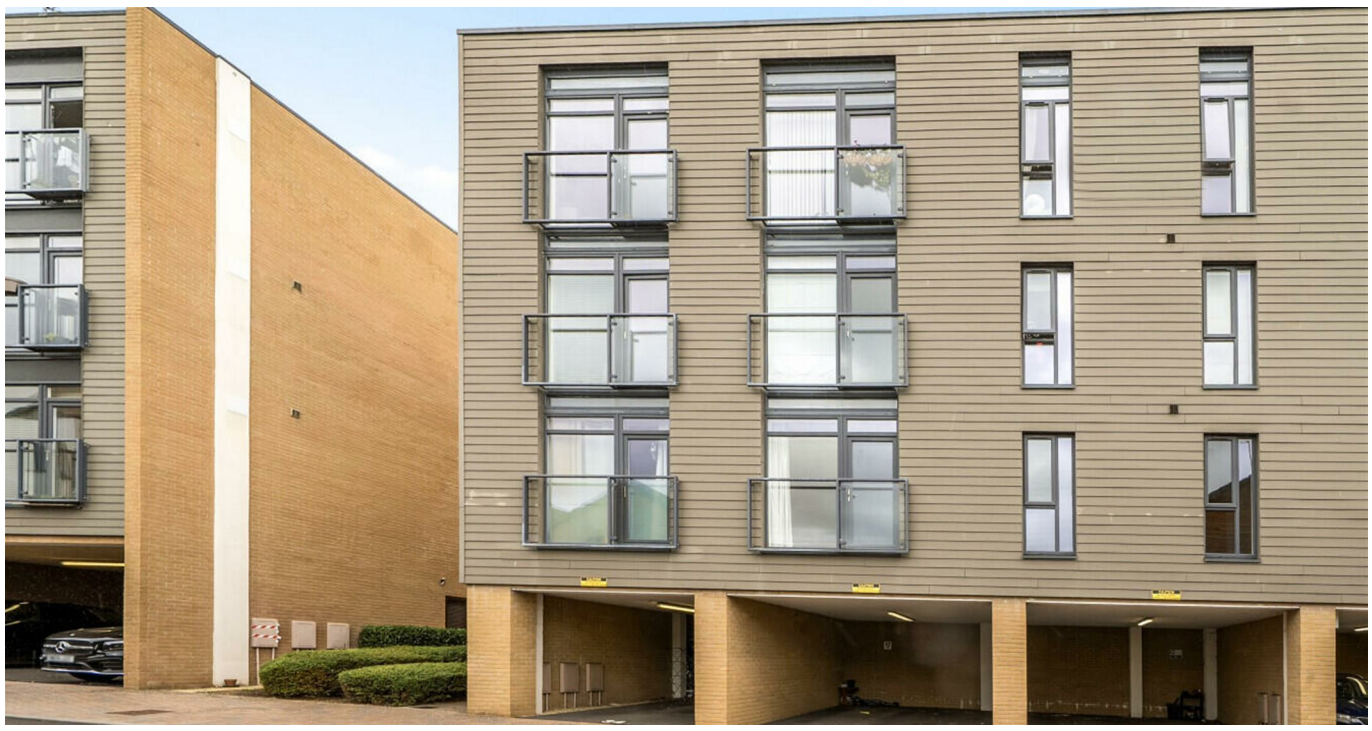
Description

- 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.

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