



GIBBINS RICHARDS 

27 Firepool View, Taunton TA1 1NY

£180,000

GIBBINS RICHARDS 
Making home moves happen

A two bed first floor flat, located in a sought after residential area within walking distance of the town centre and the mainline intercity railway station. The well presented accommodation consists of; entrance hall with utility cupboard, two double bedrooms with en-suite shower room to the master bedroom, separate bathroom and an open plan kitchen/diner/sitting room. Externally the property benefits from allocated parking for one vehicle under a carport. AVAILABLE WITH NO ONWARD CHAIN.

Tenure: Leasehold / Energy Rating: B / Council Tax Band: B

Located in the popular Firepool development, which is within walking distance of Taunton's mainline intercity railway station, the town centre and Taunton & Bridgwater Canal, whilst the M5 motorway at junction 25 is easily accessible. The property benefits from a pleasant outlook with far reaching views towards the picturesque Blackdown Hills. The accommodation is warmed by gas central heating via a combination boiler and is complete with double glazing throughout.

FIRST FLOOR FLAT
TWO DOUBLE BEDROOMS
EN-SUITE SHOWER ROOM
CARPORT PARKING
WELL PRESENTED ACCOMMODATION
CLOSE TO AMENITIES
125 YEAR LEASE DATED FROM 2013
NO ONWARD CHAIN





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Hallway	Containing the utility cupboard housing the gas fired central heating boiler and a washer/dryer.
Bathroom	7' 0" x 5' 0" (2.13m x 1.52m)
Bedroom 1	12' 0" x 8' 0" (narrowing to 7') (3.65m x 2.44m)
En-suite	7' 0" x 3' 11" (2.13m x 1.19m)
Bedroom 2	10' 0" x 8' 0" (3.05m x 2.44m)
Open Plan Kitchen/Diner/Sitting Room	19' 0" x 12' 10" (5.79m x 3.91m) The kitchen has integral appliances to include dishwasher, fridge/freezer, hob, cooker and extractor fan. Juliette balcony to the sitting room area.
Outside	Parking for one car under a carport.
Tenure and Outgoings	There is an original 125 year lease dated from 1st January 2013. The current ground rent is £250.00 per annum and the service charge is approximately £2,059.54 per annum.



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FIRST FLOOR
615 sq.ft. (57.1 sq.m.) approx.



TOTAL FLOOR AREA : 615 sq.ft. (57.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.

References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor.

Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.



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