

27 Firepool View, Taunton TA1 1NY £180,000

GIBBINS RICHARDS A
Making home moves happen

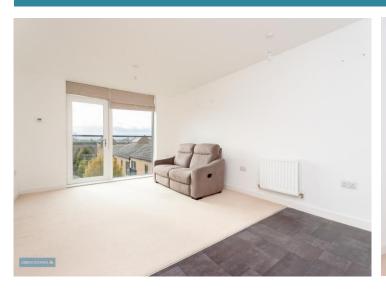
A two bed first floor flat, located in a sought after residential area within walking distance of the town centre and the mainline intercity railway station. The well presented accommodation consists of; entrance hall with utility cupboard, two double bedrooms with en-suite shower room to the master 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











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.

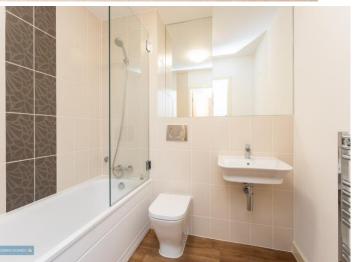
Tenure and

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.



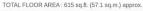




FIRST FLOOR 615 sq.ft. (57.1 sq.m.) approx.







Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of coors, windows, rooms and any other terms are approximate and no responsibility to staten for any error, or prospective purchaser. The services, systems and appliances shown have to been tested and no guarantee as to their operability or efficiency can be given.

Made vitil Meropro & 2023





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.









We routinely refer potential sellers and purchasers to a selection of recommended conveyancing firms - both local and national. It is their decision whether to use those services. In making that decision, it should be known that we receive a payment benefit of not more than £200 per transaction.

We routinely refer potential sellers and purchasers to Mortgage Advice Bureau (MAB) for mortgage and protection advice. It's their decision whether to use those services. In making that decision, it should be known that we receive a

payment benefit of not more than £250 per case.

Once an offer is accepted by our client, an Administration Fee of £30 + VAT (£36) per buyer will be required in order for us to process the necessary checks relating to our compliance and Anti-Money Laundering obligations. This is a non-refundable payment and cannot be returned should a purchase cease to continue. It can be paid via a card machine, or via BACS transfer.