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estate and letting agents

46 Firepool Crescent, Taunton – TA1 1AT
£175,000

46 Firepool Crescent

- No onward chain
- Purpose-built contemporary ground floor apartment
- Located within the popular Firepool development
- Covered allocated parking space beneath the building
- Secure internal storage facility
- Bright dual aspect open-plan living accommodation
- Principal bedroom with en-suite shower room
- Guest double bedroom and separate bathroom
- Secure communal entrance with entry system
- Walking distance to Taunton town centre and railway station

TOTAL FLOOR AREA 66 sq.m.

TENURE Leasehold. Lease: 125 years from 01.01.16.
Service charge: £2567.60 for 2026/27. Ground rent - £250 per annum.

COUNCIL TAX Somerset Council Tax Band B. Charges payable for 2026/27 - £ 2,103.24.

SERVICES Main services of gas, electricity, water and drainage are connected. Broadband speeds of up to 1000mbps are available and good mobile signal across the four main networks.

AGENTS NOTE The property is currently tenanted.

EPC Energy Efficiency Rating: B





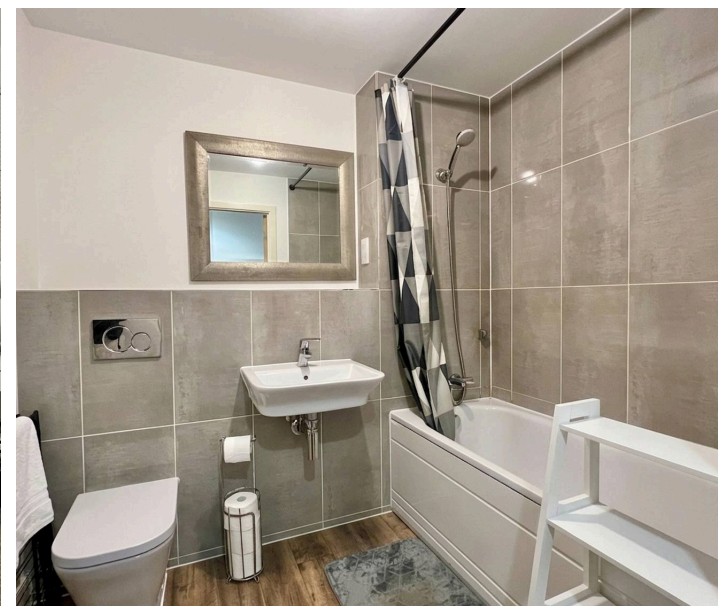
Offered to the market with **no onward chain**, this stylish and well-presented ground floor apartment occupies an enviable position within the highly regarded Firepool development, conveniently located close to Taunton town centre, the railway station and canal and riverside walks.

Designed for modern living, the property benefits from a **covered allocated parking space beneath the building**, together with a secure storage facility, making it an ideal purchase for professionals, downsizers, investors or those seeking a convenient lock-up-and-leave home.

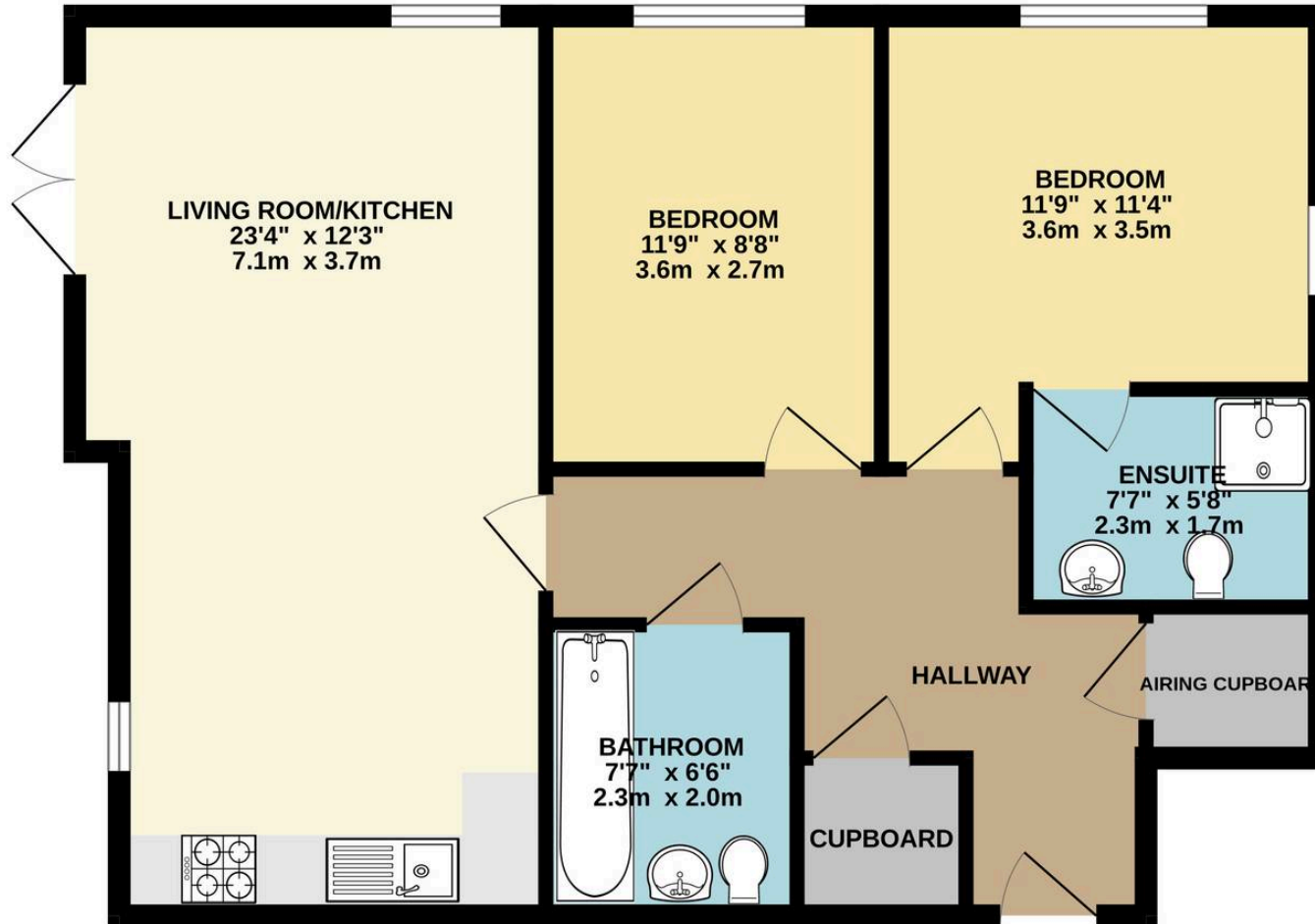
The accommodation is accessed via a secure communal entrance hall with entry system and comprises a welcoming private entrance hall featuring a useful built-in utility cupboard and separate storage cupboard. The heart of the home is the impressive **dual aspect open-plan living/dining/kitchen**, creating a bright and sociable living space. The kitchen is fitted with a range of contemporary cupboard and drawer units together with integrated appliances and ample worktop space.

The principal bedroom enjoys the benefit of an en-suite shower room, whilst the second bedroom provides excellent guest accommodation, a home office or hobby room. Completing the accommodation is a well-appointed three-piece family bathroom.

Firepool is one of Taunton's most exciting and rapidly developing residential quarters, situated on the eastern side of the town centre and within easy walking distance of a wide range of amenities. Residents enjoy convenient access to Taunton's shops, restaurants, cafés and leisure facilities, whilst the nearby railway station provides direct links to Exeter, Bristol and London Paddington. The area also benefits from attractive riverside walks along the River Tone, excellent road connections to the A38 and M5 motorway, and ongoing regeneration that continues to enhance this highly desirable location.



GROUND FLOOR
722 sq.ft. (67.1 sq.m.) approx.



TOTAL FLOOR AREA : 722 sq.ft. (67.1 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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