



WARE & CO
estate and letting agents

31 Cunningham Court, Taunton – TA1 1AR
£165,000

31 Cunningham Court

- Contemporary first floor apartment in the sought-after Firepool development
- Offered for sale with no onward chain
- Ideal lock up and leave home or rental investment opportunity
- Within walking distance of Taunton town centre
- Conveniently positioned close to the railway station
- Spacious open plan living, dining and kitchen area
- Entrance hall with useful utility/storage cupboard
- Principal double bedroom with en suite shower room
- Further double guest bedroom and separate bathroom
- Allocated off-road parking space

TOTAL FLOOR AREA 58 sq.m.

TENURE Leasehold. 125 years from 01.01.15. Service charge £1,731.04 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.

EPC Energy Efficiency Rating: B





A stylish and contemporary first floor apartment forming part of the highly regarded Firepool development, ideally situated within easy reach of Taunton town centre and the railway station. Offered to the market with **no onward chain**, this well presented home provides an ideal opportunity for first-time buyers, investors seeking a ready-made rental property, or those looking for a convenient "lock up and leave" lifestyle.

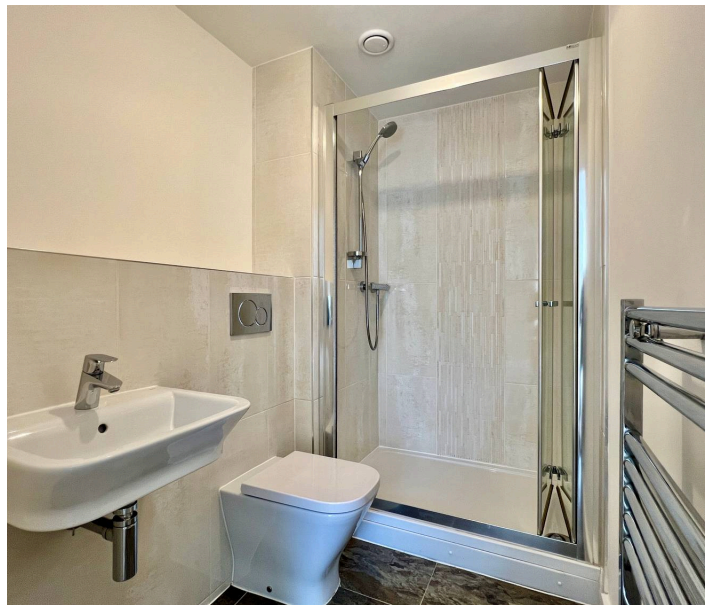
The principal bedroom benefits from a contemporary en suite shower room, whilst a second double bedroom provides flexible accommodation for guests, a home office or sharers, and is served by a well-appointed family bathroom fitted with a modern three-piece suite.

Externally, the apartment further benefits from an allocated off-road parking space, adding to the practicality and appeal of this excellent home.

Area Summary

The Firepool development occupies an enviable position on the edge of Taunton town centre and has become one of the area's most desirable residential locations. Residents enjoy easy access to an excellent range of shops, cafés, restaurants and leisure facilities within the town centre, while nearby Vivary Park provides beautiful open green spaces and riverside walks.

Taunton's mainline railway station is just a short stroll away, offering direct services to Exeter, Bristol and London Paddington. The M5 motorway is also readily accessible via Junction 25, providing excellent links throughout the South West and beyond.



GROUND FLOOR
612 sq.ft. (56.9 sq.m.) approx.



TOTAL FLOOR AREA : 612 sq.ft. (56.9 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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