

Newton King



Flat 1 The Jetty, Coal Orchard, Taunton, Somerset TA1 1FD

£265,000 - Leasehold

Property Summary

Newton King are delighted to offer to the market this immaculate 2 Bedroom maisonette situated in the town centre within walking distance to local shops and amenities and located within a secure gated development and offered to the market with no onward chain.

The accommodation comprises a spacious entrance hall, which provides access to a utility cupboard, a family bathroom, and a double bedroom featuring large built-in wardrobes. On the same floor, there is an open-plan living room with a modern built-in kitchen, including an integral fridge freezer, dishwasher, double oven, and hob. French doors lead out to a balcony with views of the River Tone. Stairs lead up to the first floor, where there is a spacious double bedroom with an en-suite bathroom, a large built-in wardrobe, and additional built-in storage. There is also a further built-in store, currently being used as a study.

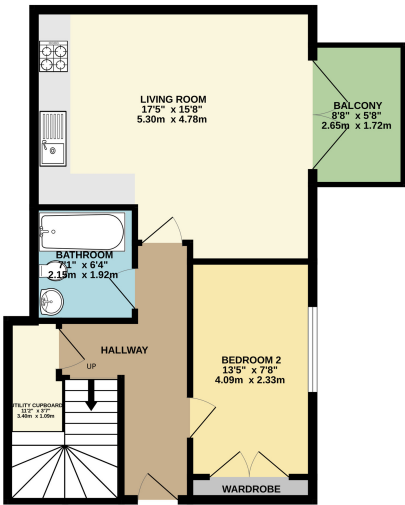
Being a leasehold property, there is a Service Charge. The last Service Charge payable was £2,200 for a 12 month period, and this included the Ground Rent.

We have been advised of a 99 year lease that started in 2023, the property has access to a bin store, for occupiers of 'The Jetty' and a cycle store, for occupiers of 'The Jetty' and 'The Wharf'.

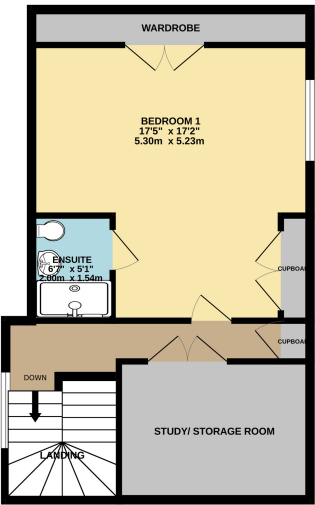
Council Tax Band D, EPC rating C.

Room Descriptions

GROUND FLOOR
549 sq.ft. (51.0 sq.m.) approx.



1ST FLOOR
544 sq.ft. (50.6 sq.m.) approx.



TOTAL FLOOR AREA: 1093 sq.ft. (101.6 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplans contained herein, measurements of doors, windows, rooms and any other parts are approximate and no responsibility is taken for any error, omission or misstatement. 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	85	85
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	