8 Waters Edge

STAGS

8 Waters Edge

, Taunton, TA1 1AS

Taunton train station 0.4 miles, Town Centre 0.5 miles

A beautifully presented waterside 2 bedroom apartment, enjoying far reaching views, a short walk from the town centre

- Far reaching views
- Lift to all floors
- 2 bedrooms (principal en suite)
- Gated residents car park
- Leasehold
- Secure entry system
- Kitchen/dining/sitting room
- Private balcony
- Council tax band C

Guide Price £210,000

SITUATION

Waters Edge is a popular development, conveniently situated within easy walking distance of the Town Centre, and Somerset's County Cricket Ground. In addition to its accessibility to central amenities, the property also provides access to other facilities, including Taunton Train Station, which is within walking distance and offers mainline railway links to the rest of the country, and the M5 motorway via junction 25. There are also beautiful walkways along the River Tone nearby.

DESCRIPTION

Waters Edge is a prestigious development set back from Youngman Place, situated on the waterfront. No.8 is a superb second-floor apartment enjoying views over the water and the former livestock market, which is currently undergoing regeneration, towards the countryside in the distance.

ACCOMMODATION

Accessed via a communal entrance with a remote entry system leading to the hallway, which offers both stairs and a lift to all floors. On the second floor, a private entrance door opens to a hallway, featuring a convenient storage area with space and plumbing for laundry appliances, a cupboard housing the boiler, and doors leading to all rooms.

To the right, the open-plan kitchen, dining, and sitting area is fitted with a comprehensive range of matching wall and base units, roll-edge work surfaces, and high-quality integrated appliances, including an electric oven, induction hob with extractor fan, fridge, freezer, and dishwasher. Double-glazed doors open to a private balcony, offering stunning views.

The principal bedroom faces the main aspect and leads to a well-appointed en suite shower room, fully tiled and featuring a double walk-in shower, pedestal wash hand basin, and WC. The second bedroom also benefits from views of the main aspect. The family bathroom is modern, featuring a white suite with a shower over the bath.

OUTSIDE

The property is accessed via double gates from Youngman Place, leading to a private, secure residents' car park with one allocated space for this apartment.

SERVICES & TENURE

The property is sold with the benefit of a 999-year lease which commenced in 2016. The service charge is currently £2,413 per annum, which is paid quarterly, inclusive of maintenance of the building, communal grounds, and building insurance. There is a ground rent of £300 per annum, which is paid quarterly.

All mains services connected. Broadband available: Ultrafast, Superfast and Standard (Ofcom). Mobile signal coverage: Voice and Data available (Ofcom). Please note the agents have not inspected or tested these services.

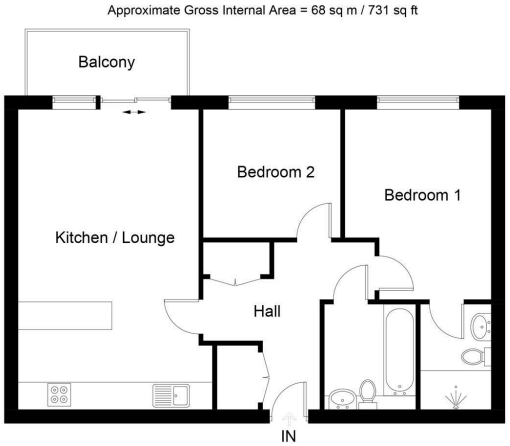
LETTINGS

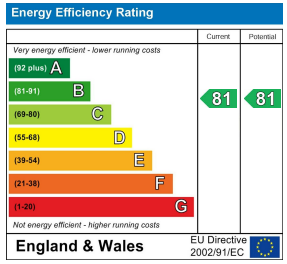
If you are considering investing in a Buy To Let or letting another property, and require advice on current rents, yields or general lettings information to ensure you comply, then please contact a member of our lettings team on 01823 447355 or rentals.taunton@stags.co.uk.

DIRECTIONS

From Taunton town centre proceed along Priory Bridge Road passing Morrisons on the right. Turn left opposite the County Ground onto Youngman Place proceeding past the Viridor building where Waters Edge will be seen shortly after on the right.

IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.





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