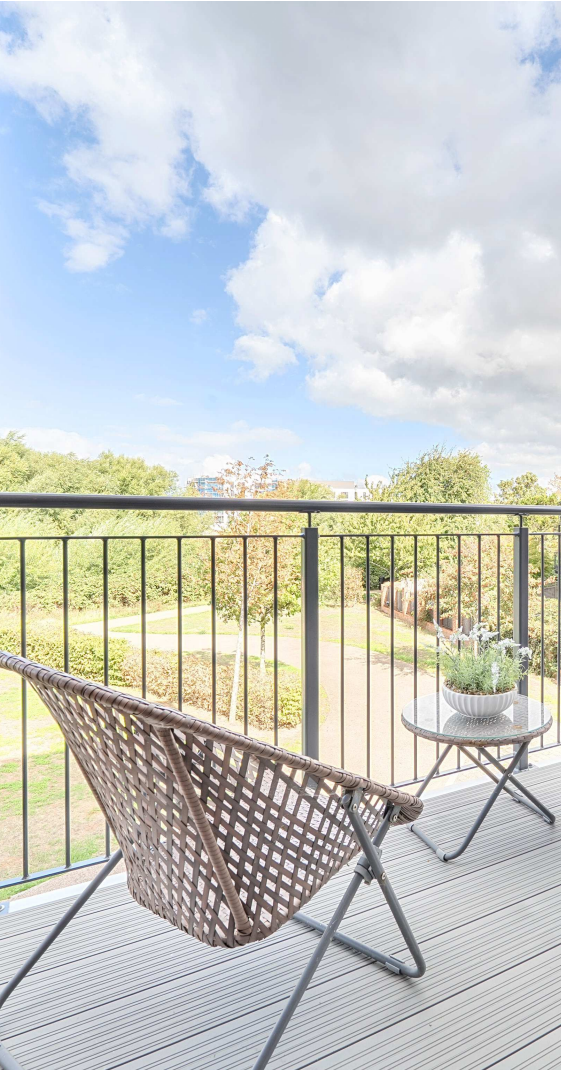


49 Waters Edge Youngman Place, taunton TA1 1AS

£400,000

robert cooney



In this convenient location within a few minutes' walk of the town centre, this immaculately presented 4 bedroomed townhouse is arranged over four floors with far reaching views across the town, South facing enclosed low maintenance garden to rear and two allocated parking spaces within secure gated private car park. No onward chain.













Features

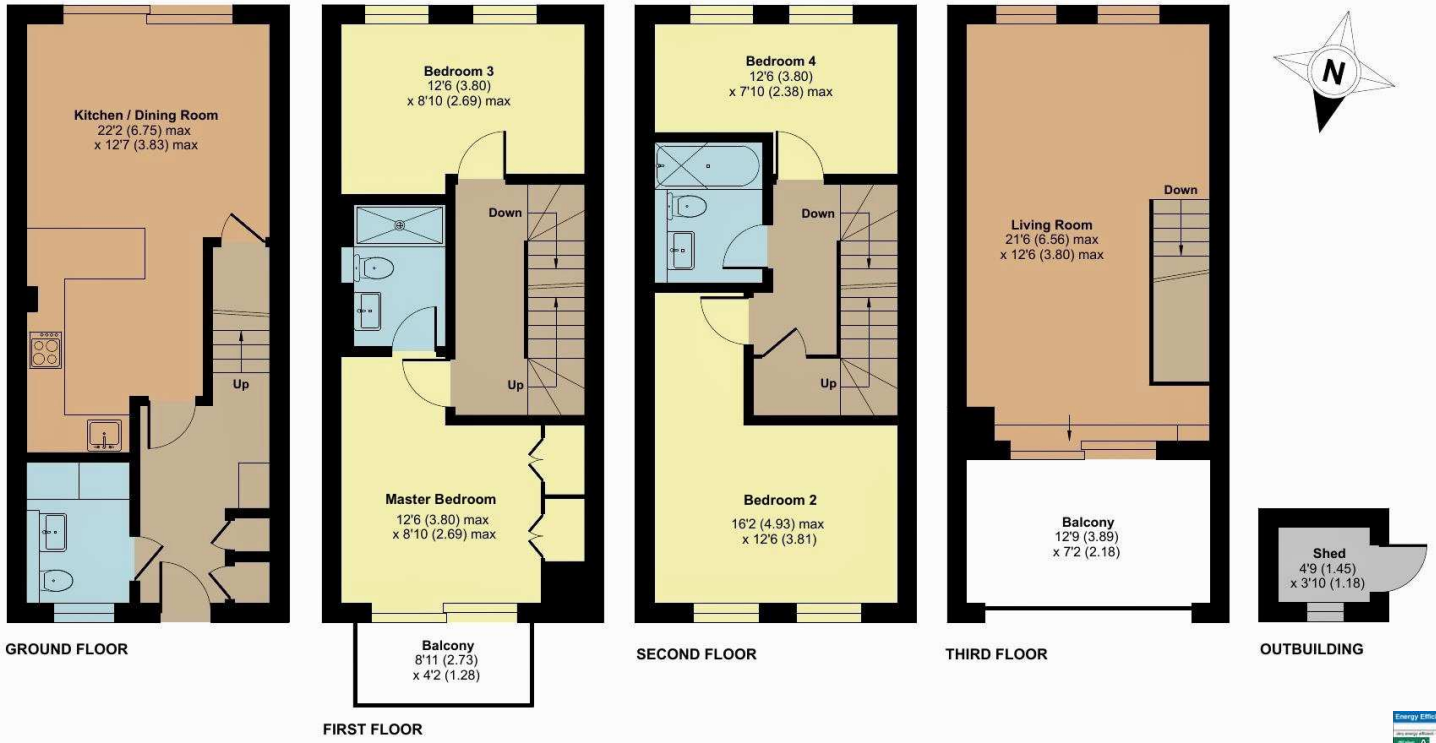
- Entrance Hall
- Fitted Kitchen / Dining Room with Bosch oven and door to garden
- Cloakroom / Utility
- Master Bedroom on 1st floor with fitted wardrobes, Ensuite Shower Room and door to Balcony
- Further Bedroom on 1st floor
- 2 Bedrooms on 2nd floor
- Family Bathroom
- Living Room on 3rd floor with door to balcony and far reaching views
- Enclosed South facing low maintenenace garden to rear with useful shed and rear access
- Allocated parking to rear within secure gated private car park
- Gas central heating
- Double glazing
- Lease term 999 years from 2016
- 988 years remaining
- Current ground rent £300 pa
- Current service charge £1800 pa
- Council tax band E
- What3words: ///string.drill.same

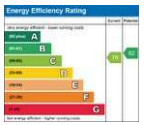




49 Waters Edge, Youngman Place, Taunton, TA1 1AS

Approximate Area = 1398 sq ft / 129.8 sq m
Outbuilding = 18 sq ft / 1.6 sq m
Total = 1416 sq ft / 131.4 sq m
For identification only - Not to scale





Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Robert Cooney. REF: 1522278



Viewing strictly through the selling agents:

Robert Cooney
Corporation Street, Taunton,
Somerset TA1 4AW

Telephone 01823 230 230

E-mail taunton@robertcooney.co.uk

Website www.robertcooney.co.uk



For clarification, we wish to inform prospective purchasers that: these particulars are set out as a general outline only for the guidance of intended purchasers, and do not constitute, nor constitute part of, an offer or contract; all descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details, are given without responsibility and any intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them; no person in the employment of Robert Cooney has any authority to make or give any representation or warranty whatever in relation to this property; we have not carried out a detailed survey nor tested the services, appliances and specific fittings.

robert cooney