



GIBBINS RICHARDS
Estate Agents

18 Waters Edge, Youngman Place, Taunton TA1 1AS

£235,000

GIBBINS RICHARDS 
Making home moves happen

***Gated parking *Close to a range of amenities *Large balcony ***

A beautifully presented top floor apartment offering stylish modern living, gated parking and a private balcony with far-reaching views. Ideally situated within easy reach of Taunton town centre, riverside walks and Taunton Train Station.

Tenure: Leasehold / Energy Rating: B / Council Tax Band: C

Located on the sought-after Waters Edge development, this impressive fifth floor apartment was built in 2016 and is presented in excellent condition throughout. The development benefits from lift access to all floors and secure gated parking. The spacious accommodation briefly comprises an entrance hall, an open-plan kitchen/living/dining area with access to the balcony, two generous double bedrooms, an en suite shower room and a separate bathroom.

- Approximately 64.7 square metres
- Two double bedrooms
- En-suite shower room
- Balcony with far reaching views
- Lift access
- Gated parking
- Well-presented accommodation
- Walking distance to a range of amenities
- Gas central heating
- No onward chain



CIBBINS RICHARDS
Making Good moves Happen



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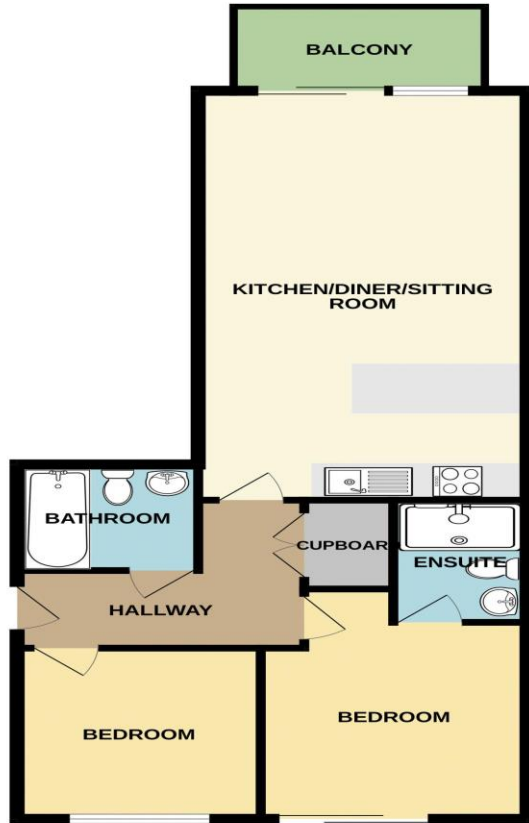
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Entrance Hallway	With a utility cupboard.
Bathroom	7' 1" x 6' 3" (2.16m x 1.90m)
Bedroom 1	11' 6" (max) x 10' 5" (3.51m (max) x 3.18m)
En-suite	7' 2" x 5' 3" (2.18m x 1.60m)
Bedroom 2	10' 0" x 9' 7" (3.05m x 2.91m)
Kitchen/diner/ sitting room	24' 0" x 12' 10" (7.32m x 3.92m) Doors leading to the balcony.
Outside	A large balcony overlooking the Bridgwater & Taunton canal. Allocated gated parking.
Tenure & Outgoings	A 998 year lease from October 2016. The current ground rent is £300 per annum, and the current service charge is £678.34 per quarter.



GROUND FLOOR
697 sq.ft. (64.7 sq.m.) approx.



TOTAL FLOOR AREA : 697 sq.ft. (64.7 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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The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.

References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor.

Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.



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We routinely refer potential sellers and purchasers to Mortgage Advice Bureau (MAB) for mortgage and protection advice. It's their decision whether to use those services. In making that decision, it should be known that we receive a payment benefit of not more than £250 per case.
Once an offer is accepted by our client, an Administration Fee of £40 + VAT (£48) per buyer will be required in order for us to process the necessary checks relating to our compliance and Anti-Money Laundering obligations. This is a non-refundable payment and cannot be returned should a purchase cease to continue. It can be paid via a card machine, or via BACS transfer.

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