



10 The Point, Compass Hill, Taunton, TA1 4AG  
£94,500

**GIBBINS RICHARDS**   
Making home moves happen

A purpose built ground floor apartment located to the rear of this block and overlooking communal garden. This low maintenance gas centrally heated apartment offers low running cost gas centrally heated accommodation making it ideal for the first time buyer or investor. Energy rating : B-86

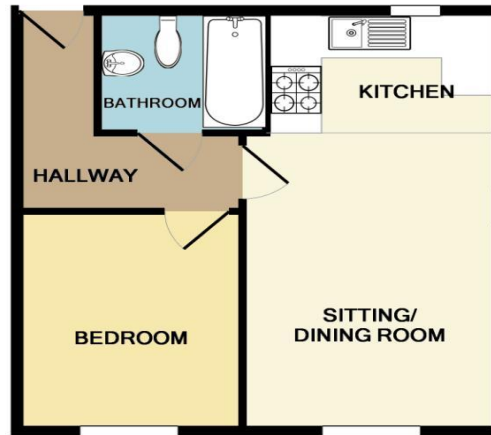
**THE PROPERTY**

Built by Summerfield Homes South West Ltd, this ground floor purpose built apartment occupies a position to the rear of the block overlooking the communal gardens. It offers living room with open plan kitchen area, double bedroom, bathroom & intercom entry phone system. There are well kept communal gardens including cycle racks and bin stores as well as a highly useful 20 minute drop off zone to the property for delivery. The present owner has permit parking in areas nearby. The property is leasehold with a 999 year lease from 2009 with a service charge of approximately £600 per annum.

Hall Intercom system.  
 Open Plan Living Room/Kitchen 21' 0" x 9' 8" (6.40m x 2.94m) with the kitchen area having built-in oven hob and extractor hood.  
 Bedroom 11' 7" x 8' 8" (3.53m x 2.64m) Double glazed window.  
 Bathroom Three piece white suite with shower over bath.  
 Outside Communal gardens. 20 minute drop off zone, cycle and bin stores.



GROUND FLOOR PURPOSE BUILT FLAT  
 LEVEL WALK TO TOWN CENTRE  
 DOUBLE BEDROOM  
 OPEN PLAN KITCHEN/LIVING ROOM  
 IDEAL INVESTMENT/FIRST PURCHASE  
 GAS CENTRAL HEATING  
 DOUBLE GLAZING  
 ENTRY PHONE INTERCOM SYSTEM  
 WELL KEPT COMMUNAL GARDENS  
 20 MINUTE DROP OFF ZONE



TOTAL APPROX. FLOOR AREA 367 SQ.FT. (34.1 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. Some photographs may have been taken using a wide angle lens. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property.



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