



2 the Point Compass Hill, Taunton, TA1 4AG
£89,950

GIBBINS RICHARDS 
Making home moves happen

Convenient town centre location. Purpose built one bedroom ground floor flat with gas central heating and double glazing. Entry phone intercom, well kept communal gardens and 20 minute drop off zone for deliveries etc. Great first buy/buy to let. Energy Rating: B-86

THE PROPERTY

Situated in a convenient town centre location, this property is ideal for your first purchase or for those seeking a great investment return on a buy to let property. Built by Summerfield Homes (SW) Limited this is a gas centrally heated, double glazed ground floor flat, benefiting from open plan living room to kitchen area which has built-in appliances including oven, hob and extractor hood. The property has a double bedroom and bathroom. There are well kept communal gardens as well as a highly useful 20 minute drop-off zone to the front of the property ideal for deliveries etc. The property is offered with no onward chain and an early viewing is strongly advised.

Communal Front Door with intercom system to:

Communal Hallway with private entrance door:

Entrance Hall with radiator, entry phone intercom.

Living Room/Kitchen 21' 5" x 9' 8" (6.52m x 2.94m) with double glazed front aspect window, two radiators, double glazed side aspect window and KITCHEN AREA: fully equipped with floor and wall cupboards incorporating one double and single wall unit, one double and one single base unit, space and plumbing for automatic washing machine, space for fridge/freezer built-in stainless steel electric oven with four ring gas hob. Single drainer stainless steel sink unit, one wall unit conceals the gas fired central heating unit.

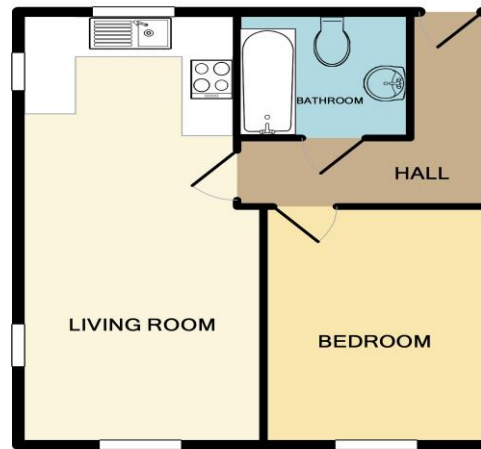
Bedroom 11' 7" x 8' 9" (3.53m x 2.66m) radiator, double glazed window.

Bathroom with close coupled wc, pedestal wash hand basin with mixer tap and splashback, panelled bath with mixer tap and shower attachment over and fully tiled surround, radiator, extractor fan, electric light.

Outside Well kept communal gardens including dust bin storage area, bicycle sheds and mail boxes. Highly useful 20 minute drop-off zone to the front of the property.

Tenure The property is leasehold with an original 999 year lease from 2009, with a service charge in the region of £585 per annum. This includes the maintenance of communal parts, gardening and buildings insurance. Any intending purchaser should verify this through their legal representative.

Directions Proceed out of Taunton along Upper High Street passing the police station on the left hand side and then turn right and descend down Compass Hill and this property will then be identified on the right hand side.



TOTAL APPROX. FLOOR AREA 389 SQ.FT. (36.1 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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Energy Performance Certificate

2 The Point
Compass Hill
TAUNTON
TA1 4AG

Dwelling type: Ground floor flat
Date of assessment: 18 March 2009
Date of certificate: 21 March 2009
Reference number: 8901-7385-8920-4796-7713
Total floor area: 38 m²

This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO₂) emissions.

Energy Efficiency Rating		Current	Potential
(92 plus)	A		
(81 - 91)	B	86	86
(69 - 80)	C		
(54 - 68)	D		
(39 - 54)	E		
(21 - 38)	F		
(1 - 20)	G		

Environmental Impact (CO ₂) Rating		Current	Potential
(92 plus)	A		
(81 - 91)	B	85	86
(69 - 80)	C		
(54 - 68)	D		
(39 - 54)	E		
(21 - 38)	F		
(1 - 20)	G		

England & Wales EU Directive 2002/91/EC

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills are likely to be.

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating the less impact it has on the environment.

Estimated energy use, carbon dioxide (CO₂) emissions and fuel costs of this home

	Current	Potential
Energy use	147 kWh/m ² per year	142 kWh/m ² per year
Carbon dioxide emissions	0.9 tonnes per year	0.9 tonnes per year
Lighting	£30 per year	£20 per year
Heating	£162 per year	£163 per year
Hot water	£60 per year	£60 per year

Based on standardised assumptions about occupancy, heating patterns and geographical location, the above table provides an indication of how much it will cost to provide lighting, heating and hot water to this home. The fuel costs only take into account the cost of fuel and not any associated service, maintenance or safety inspection. This certificate has been provided for comparative purposes only and enables one home to be compared with another. Always check the date the certificate was issued, because fuel prices can increase over time and energy saving recommendations will evolve.

To see how this home can achieve its potential rating please see the recommended measures.

Remember to look for the energy saving recommended logo when buying energy-efficient products. It's a quick and easy way to identify the most energy-efficient products on the market.

For advice on how to take action and to find out about offers available to help make your home more energy efficient, call 0800 512 012 or visit www.energysavingtrust.org.uk/myhome

The Property Misdescriptions Act 1991
These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, verification should be obtained. They do not constitute a contract or part of a contract. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are NOT necessarily included. Interested Parties are advised to check availability and make an appointment to view before travelling to see a property.

The Data Protection Act 1998
Please note that all personal information provided by customers wishing to receive information and/or services from the estate agent will be processed by the estate agent, and/or the Property Sharing Expert agent for the purpose of providing services associated with the business of an estate agent and for the additional purposes set out in the privacy policy (copies available on request) but specifically excluding mailings or promotions by a third party. If you do not wish your personal information to be used for any of these purposes, please notify your estate agent.

Consumer Protection from Unfair Trading Regulations 2008.
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.

