



2 The Point, Compass Hill, Taunton TA1 4AG
£119,950

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Making home moves happen

A well presented one bedroomed ground floor flat which is conveniently placed within walking distance of the town centre. The accommodation consists of; entrance hall, open plan kitchen/dining/sitting room, re-fitted shower room and a double bedroom. Externally the property benefits from communal gardens and a 20 minute parking bay.

Tenure: Leasehold / Energy Rating: TBC / Council Tax Band: A

Built by Summerfield Homes South West Ltd, this ground floor purpose built flat occupies a convenient location set in communal gardens. It offers open plan living space with a fitted kitchen area, double bedroom, shower room and an intercom entry system. The communal garden also provides cycle racks and a bin storage area. There is a highly useful 20 minute drop-off zone to the front of the property for deliveries. The accommodation has been upgraded to a high standard to include a refitted shower room, replacement kitchen doors, new carpets, three replacement windows, fitted wardrobes and general decoration throughout.

GROUND FLOOR FLAT
ONE DOUBLE BEDROOM
OPEN PLAN KITCHEN/DINING/SITTING ROOM
MODERNISED THROUGHOUT
WALKING DISTANCE TO THE TOWN
TWENTY MINUTE PARKING BAY
INTERCOM ENTRY SYSTEM
GAS CENTRAL HEATING
COMMUNAL GARDENS WITH BIKE RACK

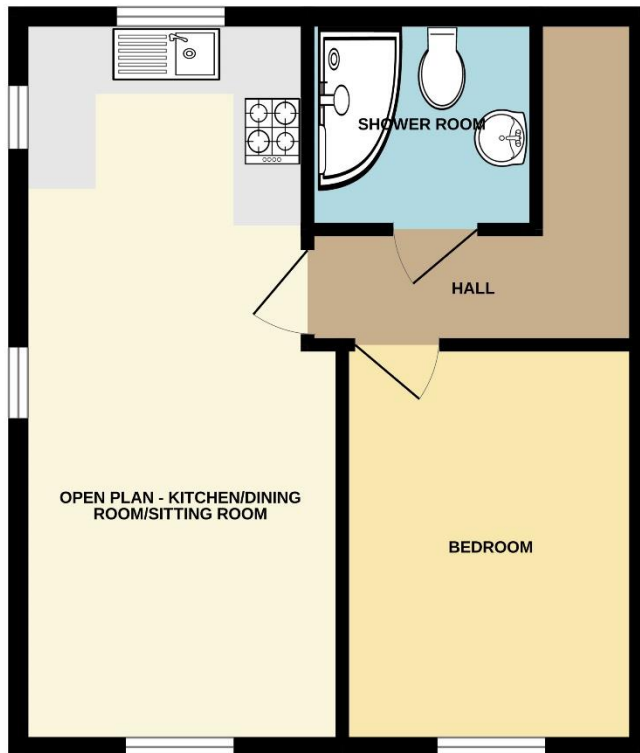




Hall	9' 9" x 9' 7" (2.96m x 2.93m)
Kitchen/Dining/ Sitting Room	21' 5" x 9' 6" (6.52m x 2.89m)
Bedroom	11' 7" x 8' 7" (3.53m x 2.61m)
Shower Room	6' 3" x 5' 6" (1.90m x 1.68m)
Outside	Communal gardens, bike rack, bin storage area and twenty minute parking bay to the front.
Tenure and Outgoings	The property is leasehold with an original lease of 999 years dated from 1st March 2009 (983 years remaining). There is a share of the freehold and the service charges are £900 per annum and ground rent is not applicable.



GROUND FLOOR
389 sq.ft. (36.1 sq.m.) approx.



TOTAL FLOOR AREA : 389 sq.ft. (36.1 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.
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