



45 The Octagon, Taunton TA1 1RT
£160,000

GIBBINS RICHARDS 
Making home moves happen

A two bedroomed top floor flat conveniently located for Taunton town centre. The accommodation is well presented and consists of; entrance hall, kitchen, sitting/dining room, two bedrooms with en-suite bathroom to the master bedroom and separate shower room. Externally the property benefits from secure underground parking and a lift system. AVAILABLE WITH NO ONWARD CHAIN.

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

Situated in the popular Octagon complex, close to the heart of the town centre, this well maintained purpose built flat benefits from a gated entrance, secure underground parking, communal laundry room and lift facilities. The accommodation is warmed by gas central heating via a combination boiler that was installed in February 2023.

TOP FLOOR FLAT
SECURITY ENTRY SYSTEM
LIFT
MASTER BEDROOM WITH EN-SUITE BATHROOM
FURTHER SINGLE BEDROOM
GAS CENTRAL HEATING
UNDERGROUND PARKING SPACE
WELL PRESENTED ACCOMMODATION
NO ONWARD CHAIN





Entrance Hallway

Sitting Room/ Dining Room

17' 9" x 11' 8" (5.41m x 3.55m)

Kitchen

7' 8" x 6' 8" (2.34m x 2.03m)

Bedroom 1

10' 0" x 14' 9" (3.05m x 4.49m)
Built-in double wardrobe.

En-Suite Bathroom

Bedroom 2

7' 5" x 7' 9" (2.26m x 2.36m)
Built-in single wardrobe.

Shower Room

7' 7" x 5' 4" (2.31m x 1.62m)

Outside

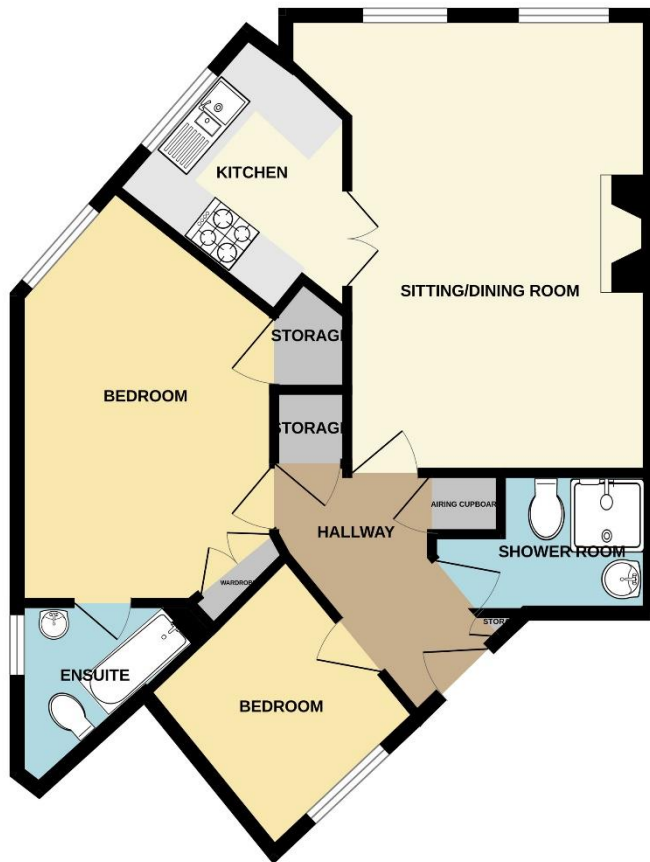
The property has pedestrian access through electronically controlled security gates from the Canon Street car park or vehicular access is via Middle Street, again through electronically controlled security gates, offering secure underground parking.

Tenure and outgoings

This property is leasehold and is held on an original 125 year lease commencing on 25 March 1987, with approximately 85 years remaining as of August 2026. The current annual service charge is currently £2,172.11.



SECOND FLOOR
619 sq.ft. (57.5 sq.m.) approx.



TOTAL FLOOR AREA : 619 sq.ft. (57.5 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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in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.

not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor.

otation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

We routinely refer potential sellers and purchasers to a selection of recommended conveyancing firms – both local and national. It is 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 £200 per transaction.

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 £30 + VAT (£36) **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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