



10 The Point Compass Hill,, Taunton TA1 4AG

£105,000

GIBBINS RICHARDS 
Making home moves happen

A well-presented one-bedroom ground floor apartment, conveniently positioned within easy reach of the town centre and offered to the market with no onward chain.

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

Outside, the development is surrounded by well-maintained communal gardens, with dedicated cycle racks and bin storage areas. There is also a useful 20-minute drop-off zone positioned to the front of the development, ideal for deliveries and short-term access.

An excellent opportunity for first-time buyers or buy-to-let investors, combining convenient town-centre access with low-maintenance modern living.

Ground Floor Flat

One Double Bedroom

Open Plan Kitchen/ Dinning/ Sitting Room

Bikes Rack & Bin Storage

Intercom Entry System

Walking Distance to Town Centre

Gas Central Heating

No Onward Chain



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Entrance Hallway	leading to
Open Plan Living Room/Kitchen	21' 0" x 9' 8" (6.40m x 2.94m)
Bedroom	11' 7" x 8' 8" (3.53m x 2.64m)
Bathroom	
Outside	Communal gardens. 20-minute drop off zone, cycle and bin stores.
Tenure and Outgoings	The property is Leasehold with 981 years remaining on the Lease and subject to a service charge of approx £1000 per annum, which is reviewed annually





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

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.



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 £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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