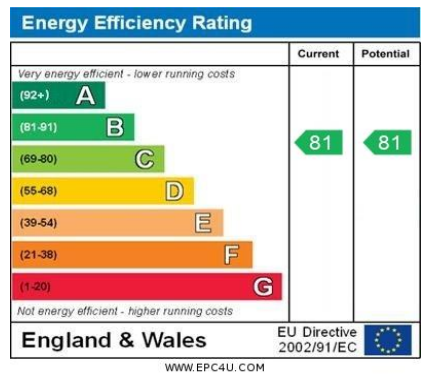
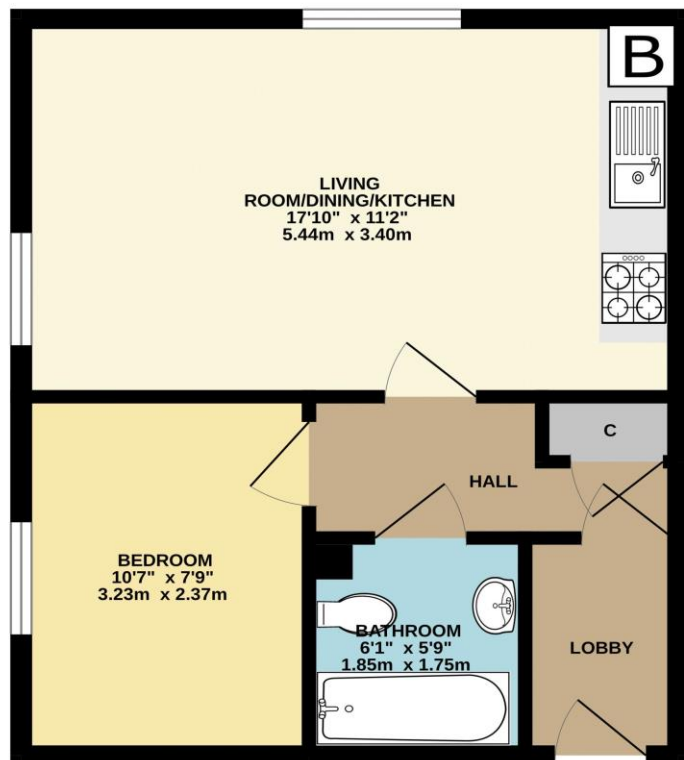


FIRST FLOOR



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.  
Made with Metrofix ©2024



53 Bridge Street, Taunton, Somerset, TA1 1TP  
T: 01823 259604 E: info@wareandco.com W: www.wareandco.com



£117,500

**WARE & CO**  
estate and letting agents



## Flat 6, Wessex House, Taunton Somerset, TA1 3NG

A modern purpose built first floor apartment in the town centre

Ideal for the first time buyer or investor/landlord

No onward chain

Open plan living/dining/kitchen

One bedroom

Bathroom

Lift to all floors

Secure door entry system

Ready for immediate occupation



A fantastic opportunity to purchase a modern one-bedroom apartment in the heart of Taunton. Located in the sought-after Wessex House, this first-floor apartment offers convenience, comfort, and style, making it an ideal choice for first-time buyers, professionals, or investors looking for rental potential.

The property is approached through a communal entrance with a secure door entry system and stairs and a lift to the upper floors. There is a private entrance hall with space for coats etc., with a door leading into the open plan living/dining/kitchen with integrated appliances and a dual aspect. Finally there is a double bedroom and a three piece bathroom. Outside there is a communal bin store.

### TOTAL FLOOR AREA

36 sq.m.

### TENURE

Leasehold.

### COUNCIL TAX

Somerset Council Tax Band A.

Charges payable for 2024/25 - £1,604.23.

### SERVICES

Main services of gas, electricity, water and drainage are connected.

Broadband/Mobile phone coverage - The options of standard, superfast and ultrafast broadband with speeds up to 1,000Mbps are available. For an indication of broadband speeds as well as mobile phone signal and coverage available please refer to the 'Ofcom checker' website.

