



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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£245,000

WARE & CO
estate and letting agents

**14 Osborne Court, Compass Rise
Taunton, Somerset, TA1 4PP**

A simply stunning second floor apartment in Osborne Court, Taunton

Arguably the finest apartment in the Osborne Court complex

Superb far reaching views over Taunton and towards the Quantock Hills in the distance

High quality kitchen/breakfast room with integrated appliances

Spacious dual aspect living/dining room

Two large double bedrooms

Modern shower room

Separate wc

Designated parking space in secure underground garage



Situated in the sought-after Osborne Court development, this exceptional second floor apartment is arguably the finest available within the complex. Boasting far-reaching panoramic views towards the Quantock Hills and extending beyond to Exmoor, this spacious and immaculately presented apartment offers luxurious living in a prime location.

Osborne Court is located within easy walking distance of Taunton town centre, offering a range of excellent shopping, dining, and entertainment options. The nearby Taunton train station provides fast links to London Paddington, while the M5 motorway is easily accessible for commuting to Exeter, Bristol, and beyond.

The property is accessed through a communal entrance with a secure door entry system, and a lift and stairs to all floors. Once in the apartment, you are greeted by large entrance hall with a walk-in store cupboard/utility, very spacious living/dining room with far reaching views, stunning kitchen/breakfast room with integrated appliances and granite working surfaces, a large principal bedroom with fitted wardrobes, generous guest bedroom, three piece shower room and a separate wc. Additional features include an allocated parking space in the secure underground garage, a lock-up store cupboard and use of the delightful communal gardens.

This outstanding apartment presents a rare opportunity to acquire a premium home in a prime location, with spacious accommodation, high-quality finishes, and exceptional views. Ideal for downsizers, professionals, or those seeking a luxurious retreat, this apartment is ready for immediate occupation and internal viewing is highly recommended.

TOTAL FLOOR AREA
103 sq.m.

TENURE
Leasehold. 999 year lease from 1st January 1979. Annual service charge £1,700.

COUNCIL TAX
Somerset Council Tax Band D. Charges payable for 2025/26 - £2,581.04

SERVICES
Main services of electricity, water and drainage are connected. **Broadband/Mobile phone coverage** - The options of standard, superfast and ultrafast broadband with speeds upto 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.

