



Flat 25, Compass Court, Compass Rise, Taunton, TA1 4PP  
£210,000



## 25 Compass Court

Council Tax band: D

Charges for 2025/26 - £2,581.04

Tenure: Leasehold

EPC: D

- A spacious second floor apartment with delightful views
- No onward chain
- Underground secure parking & lift to all floors
- Great sized dual aspect living room
- Kitchen/dining room
- Two double bedrooms
- Bathroom and separate wc
- Walk-in store room
- Modern door entry system and CCTV
- Further lock-up basement store room

### SERVICES

Main services of electricity, water and drainage are connected. Secure door entry system and cctv is installed.









Offered to the market with no onward chain, this exceptionally spacious two double bedroom apartment occupies a second-floor position within a well-regarded purpose-built development. Boasting secure underground parking, a lift to all floors, and well-maintained communal gardens, this is a rare opportunity for buyers seeking comfortable and very spacious accommodation in a secure and sought after setting.

Conveniently situated close to the town centre, transport links, and open green spaces, this development offers a quiet yet accessible lifestyle, ideal for downsizers, professionals, or those looking for a lock-up-and-leave second home.

The property briefly comprises a communal entrance with stairs and lift to all floors, including the underground secure garage with designated parking space and lock-up store cupboard, A large L shaped entrance hall with a walk-in store room, spacious dual aspect living room, great sized kitchen/dining room, two double bedrooms, a bathroom and a separate wc.

#### **Communal Garden**

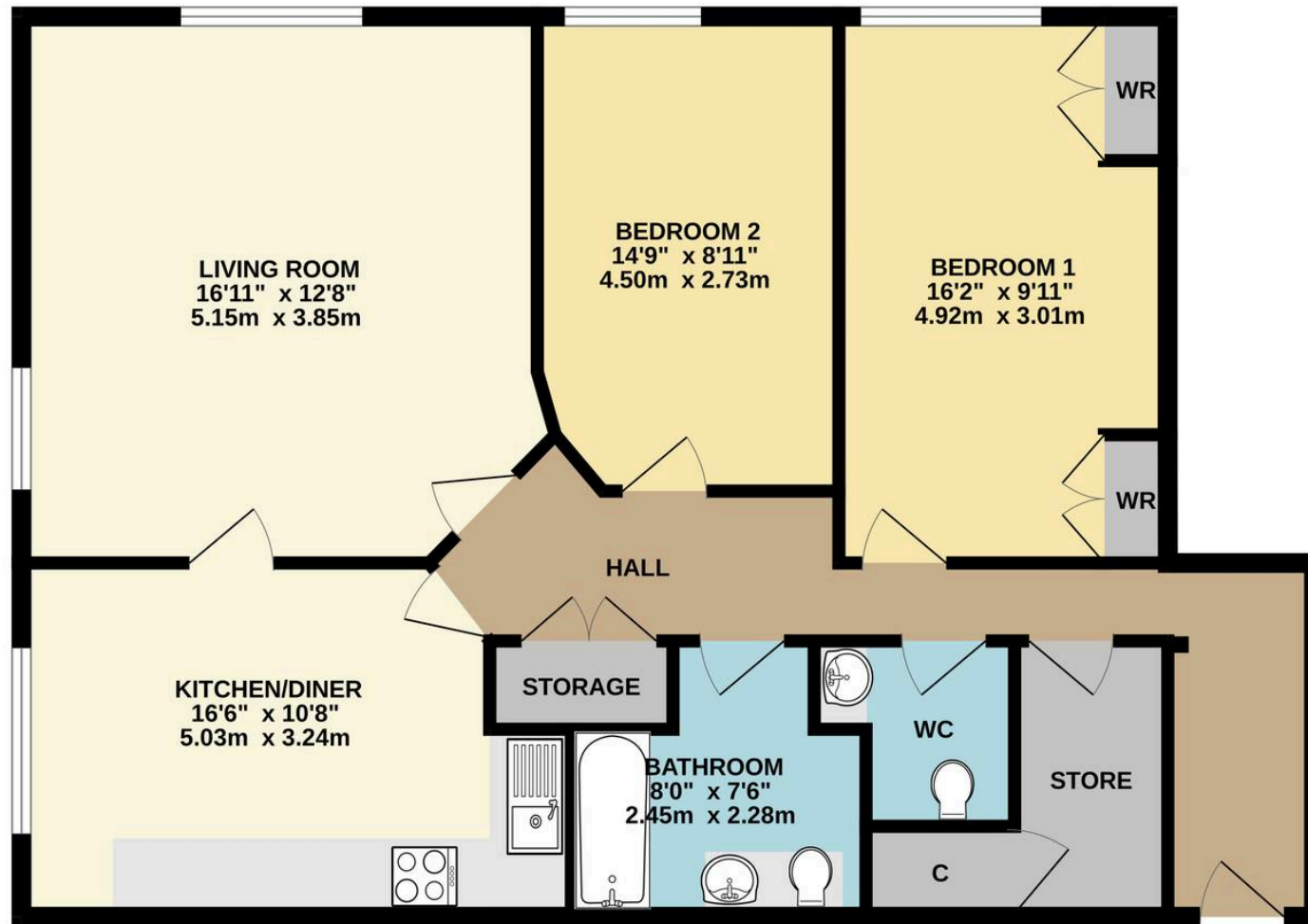
The communal gardens at Compass Court are beautifully maintained, offering a peaceful and inviting outdoor space for residents to enjoy. Landscaped with mature shrubs, flowering plants, and well-kept lawns, the gardens provide an ideal setting for leisurely strolls, quiet relaxation, or socialising with neighbours. Strategically placed seating areas allow residents to make the most of the sun and fresh air throughout the day. In addition to the gardens, the property benefits from a secure underground garage, providing residents with peace of mind and protection for their vehicles.

In summary, Compass Court offers a fantastic blend of town-centre convenience, excellent transport options, communal and green facilities, and a family-friendly, secure neighbourhood. All this in a location that supports both investment and lifestyle needs.





## TOP FLOOR







**Ware & Co**

Ware & Co, 53 Bridge Street, Taunton - TA1 1TP

01823259604 • [info@wareandco.com](mailto:info@wareandco.com) • [www.wareandco.com](http://www.wareandco.com)

