



TOWNSEND

LETTING & MANAGEMENT

Compass Rise, Taunton

£1,250 PCM

2 Bedroom Flat - Second Floor

Available 13th June 2024





£1,250 PCM
Council Tax Band D

Deposit £1,442
Floor Area 1097.93 sq ft

- Council Tax Band D
- Double glazing
- Secure parking for 1 car
- Beautiful communal grounds

TOWNSEND LETTING & MANAGEMENT are pleased to offer this immaculate and very spacious top (second) floor apartment in very sought after area, in the heart of the Town centre. The property is neutrally decorated throughout and offers: entrance hallway, large living room, modern fitted kitchen with dining area, bathroom with large shower, further separate WC and two double bedrooms with storage.

The apartment- being on the top floor - offers beautiful views across the surrounding countryside - and is serviced by a lift. Use of the communal gardens - which are beautifully kept. ONE private underground allocated parking space. Available NOW. EPC Rating D.

The internal accommodation, in brief, comprises of an entrance hall, re-fitted kitchen/diner (with built in double oven, ceramic hob, dishwasher and fridge/freezer), 20ft living room overlooking the town most pleasantly, two double bedrooms with built in storage, a re-fitted shower room and a separate wc. The property is enhanced by double glazing throughout and is warmed by electric heating.

SORRY NO CHILDREN OR PETS.



Energy Efficiency Rating

| | Current | Potential |
|---|-------------------------|-----------|
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | 67 | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | EU Directive 2002/91/EC | |