



# TOWNSEND

LETTING & MANAGEMENT

The Octagon, Taunton

£1,100 PCM

2 Bedroom Flat - First Floor

Available 7th October 2025







£1,100 PCM  
Council Tax Band C

Deposit £1,269  
Floor Area 613.55 sq ft

- Council Tax Band C
- Allocated off street/covered parking
- Secure gated development
- Town centre location

TOWNSEND LETTING & MANAGEMENT are pleased to offer this contemporary and secure gated apartment situated within a minutes' walk of Taunton town centre. This second floor two bedroom apartment is situated within the attractive Octagon development and benefits from secure underground allocated parking, lift access to all floors, gas central heating and double glazing.

The accommodation comprises:

Via lift access or stairs, entrance hall; open plan living room, kitchen with gas hob and electric oven and space for washer/drying machine.

The inner hallway gives access to one double bedroom and one good size single and a modern bathroom.

Residents also have the benefit of access to communal laundry facilities.

Sorry, no pets or children

Appliances, where provided, will not necessarily be replaced, or repaired by the Landlord. This is at the sole discretion of the individual Landlord and any appliances noted in the details will not necessarily remain at the property. It is the prospective Tenants' responsibility to satisfy themselves by checking with the Landlord/Agent which appliances will remain in the property prior to paying the holding fee.

All prospective tenants will be subject to credit, criteria and affordability checks to ensure that the property is suitable for their needs and income.

Broadband/Mobile phone coverage

Standard broadband is available in the area and to the property. For an indication of broadband speeds as well as further information on mobile phone signal and coverage available, please refer to the 'Ofcom checker' website. Please note Tenants cannot run/register a business from this property.

## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	79	80
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	