

for sale

£170,000



The Octagon Taunton TA1 1RT

NO ONWARD CHAIN! This attractive, characterful apartment is located in a prominent **TOWN CENTRE LOCATION** and boasts **TWO BEDROOMS**, gas central heating and **BRIGHT ACCOMMODATION** throughout. An excellent **First Time Buy** or **Buy to Let!**



The Octagon Taunton TA1 1RT

Front Gates

Electronically/fob controlled security gates leading into The Octagon's impressive courtyard. Steps lead up to the door shared with only one other apartment.

Private Front Door

Leading into...

Entrance Porch

Internal door through to the...

Entrance Hall

Two built-in cupboards, one housing the gas boiler and the other serving as an airing cupboard with the hot water cylinder. Wall-mounted radiator. Doors to the Lounge/Diner, Bathroom and both bedrooms.

Lounge/Diner

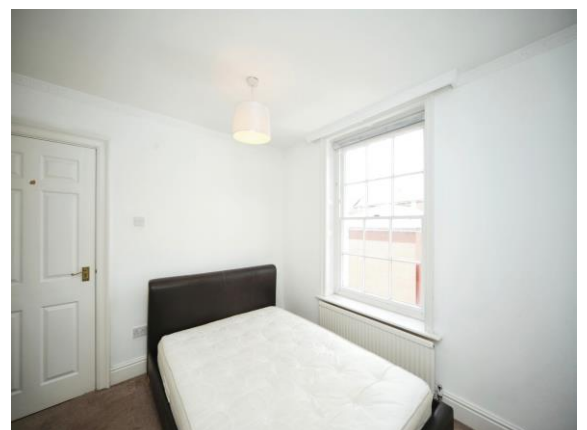
17' 4" max x 12' 3" max (5.28m max x 3.73m max)

A lovely and bright reception room served by two large sash windows to the rear aspect facing the courtyard. Features include a television point, two wall-mounted radiators and an archway through to the...

Kitchen

7' 7" x 6' 9" (2.31m x 2.06m)

A well-presented kitchen featuring a range of wall and base-mounted units. Roll-edge work surfaces incorporating a sink with drainer and gas hob with cooker hood over. Built-in electric oven.



Two under-counter recesses. Sash window to side aspect.

Bedroom 1

10' 2" max x 10' 1" (3.10m max x 3.07m)

A double bedroom with built-in double wardrobe. Telephone point, wall-mounted radiator and sash window to front aspect.

Bedroom 2

8' 7" x 7' 5" (2.62m x 2.26m)

Wall-mounted radiator and sash window to front aspect.

Bathroom

A modern neutral suite comprising bath with mixer tap and shower attachment over, low level WC and pedestal wash hand basin. Additional features include a wall-mounted radiator, part-tiling and sash window to front aspect.





This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

directions to this property:

From the centre of Taunton head east on East Street and turn left onto Tancred Street. At the end of the road turn left onto Duke Street and then right onto Cannon Street. Turn left onto Middle Street where The Octagon will be located on the left hand side.

To view this property please contact Connells on

T 01823 334 433
E taunton@connells.co.uk

53 High Street
 TAUNTON TA1 3PR

Property Ref: TTN308338 - 0003

Tenure: Leasehold

EPC Rating: C

view this property online connells.co.uk/Property/TTN308338

This is a Leasehold property with details as follows; Term of Lease 125 years from 25 Mar 1987. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

