

for sale

offers in excess of **£160,000**



## The Octagon Taunton TA1 1RT

**NO ONWARD CHAIN!** This attractive, characterful apartment is located in a prominent **TOWN CENTRE LOCATION** and boasts **TWO BEDROOMS**, an En Suite Shower Room and **ALLOCATED PARKING**. An excellent First Time Buy or Buy to Let!



# The Octagon Taunton TA1 1RT

## Front Door

Leading into...

## Lounge / Diner

17' 7" x 11' 9" ( 5.36m x 3.58m )

A generous reception room with two wall-mounted radiators and two windows to the front aspect. Doors to the Kitchen and Hallway.

## Kitchen

8' 9" max x 8' 5" max ( 2.67m max x 2.57m max )

The kitchen features a range of fitted wall and base units. Roll-edge work surfaces incorporating a sink with drainer. Recesses for a freestanding electric cooker and fridge. Wall-mounted boiler. Window to front aspect.

## Hallway

Built-in storage cupboard, airing cupboard and wall-mounted radiator. Doors to the Bathroom and both bedrooms.

## Bedroom 1

14' 4" x 10' 6" ( 4.37m x 3.20m )

A good size double bedroom with two large cupboards and a wall-mounted radiator. Door to the...

## En Suite

An excellently appointed, refitted suite comprising a corner shower cubicle, low level WC and wash hand basin. Window to side aspect.



## Bedroom 2

9' 8" x 7' 6" ( 2.95m x 2.29m )

Wall-mounted radiator and window to rear aspect.

## Bathroom

Suite comprising bath with mixer taps and wall-mounted shower over, low level WC and pedestal wash hand basin. Extractor fan.

## Outside

Residents of The Octagon benefit from a private, enclosed courtyard to the rear which also gives access onto Middle Street.

## Parking

One allocated parking space.





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: TTN311970 - 0003

**Tenure:** Leasehold

**EPC Rating:** C

**view this property online [connells.co.uk/Property/TTN311970](http://connells.co.uk/Property/TTN311970)**

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.

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