



Flat 9 Hughenden House Billetfield, Taunton TA1 3NN

£325,000







Ideally located within the town centre is this well presented and spacious 2 double bedroomed contemporary first floor apartment with South facing balcony, covered parking space with secure gated entrance and lockable store. No onward chain.







## Features

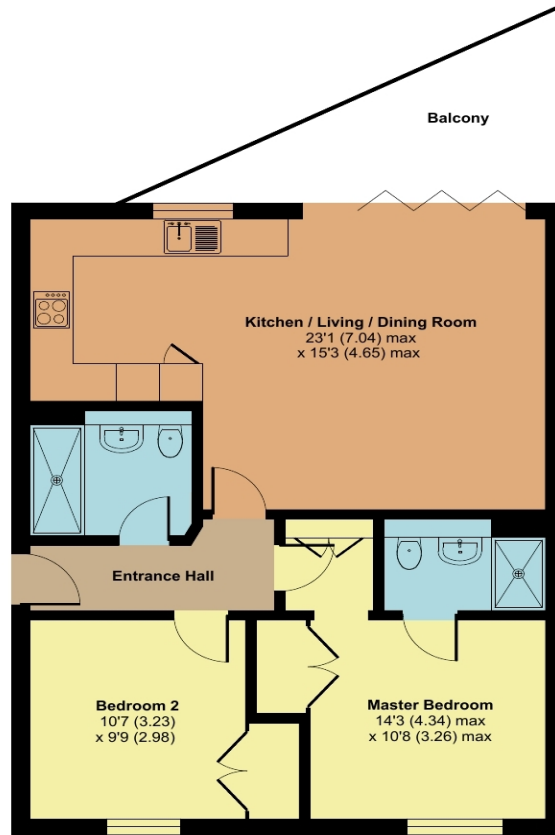
- Entrance Hall
- Open plan fitted Kitchen / Living / Dining Room with granite worktops, Bosch oven and microwave, integrated dishwasher, fridge/freezer, wine cooler and bi-fold doors to South-facing balcony
- Master Bedroom with fitted wardrobe and Ensuite Shower Room
- Further double Bedroom with fitted wardrobe
- Shower Room
- Allocated covered parking with secure gated entrance
- Lockable Store
- Underfloor gas central heating throughout
- Double glazing
- Serviced lift
- Intercom system
- No onward chain
- Lease term 125 years from 2015, 114 years remaining
- Current service charge £1518 pa
- Current ground rent £250 pa
- Council tax band C





# Flat 9, Hughenden House, Billetfield, Taunton, TA1 3NN

Approximate Area = 739 sq ft / 68.6 sq m  
 Outbuilding = 113 sq ft / 10.4 sq m  
 Total = 852 sq ft / 79 sq m  
 For identification only - Not to scale



FIRST FLOOR

OUTBUILDING

Energy Efficiency Rating	
Energy Efficiency Rating	Energy Efficiency Rating
A	A
B	B
C	C
D	D
E	E
F	F
G	G

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2025. Produced for Robert Cooney. REF: 1229433



Viewing strictly through the selling agents:

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