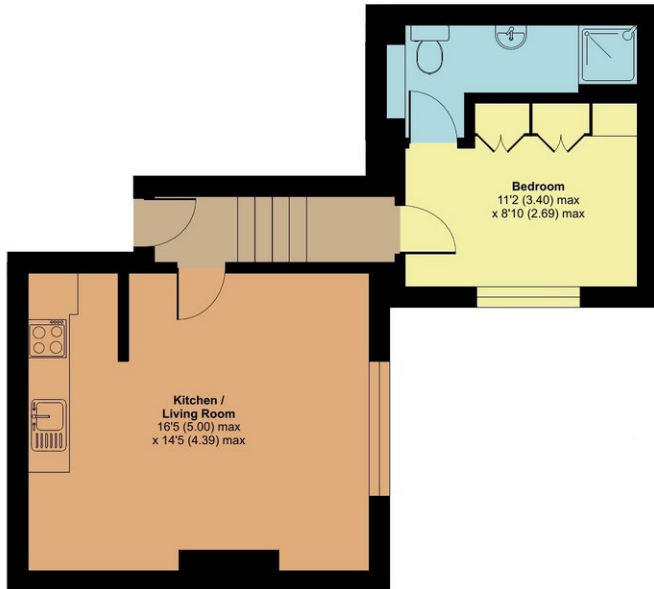






## Flat 3, 45 Trull Road, Taunton, TA1 4QN

Approximate Area = 424 sq ft / 39.3 sq m  
For identification only - Not to scale



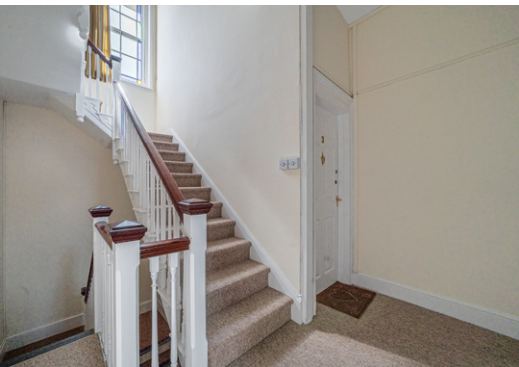
FIRST FLOOR

Energy Efficiency Rating		
Most energy efficient - lower running costs		
20-25%	A	
15-20%	B	
10-15%	C	
5-10%	D	
0-5%	E	
0-5%	F	
0-5%	G	
Least energy efficient - higher running costs		

## Features

- Entrance Hall
- Open Plan Kitchen / Living Room
- Bedroom with fitted wardrobes and Ensuite Shower Room
- Use of communal garden
- Allocated parking space
- Electric heating
- Double glazing
- White goods included
- Share of freehold 1/4
- Lease term 999 years - to be arranged
- Ground rent £1 peppercorn
- Service charge c. £950 pa
- Council tax band A
- What3words: [///stud.fuel.wasp](https://www.what3words.com/#!/en/stud.fuel.wasp)

Situated in this most popular location just 1 mile from the town centre, close to local amenities and within walking distance of Musgrove Park Hospital is this recently refurbished 1 bedroomed first floor apartment with communal garden and allocated parking space. No onward chain.



Viewing strictly through the selling agents:

**Robert Cooney**

Corporation Street, Taunton, Somerset TA1 4AW

Telephone: 01823 230230  
[taunton@robertcooney.co.uk](mailto:taunton@robertcooney.co.uk)  
[robertcooney.co.uk](http://robertcooney.co.uk)

**robert  
cooney**

**For clarification, we wish to inform prospective purchasers that:** these particulars are set out as a general outline only for the guidance of intended purchasers, and do not constitute, nor constitute part of, an offer or contract; all descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details, are given without responsibility and any intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them; no person in the employment of Robert Cooney has any authority to make or give any representation or warranty whatever in relation to this property; we have not carried out a detailed survey nor tested the services, appliances and specific fittings.