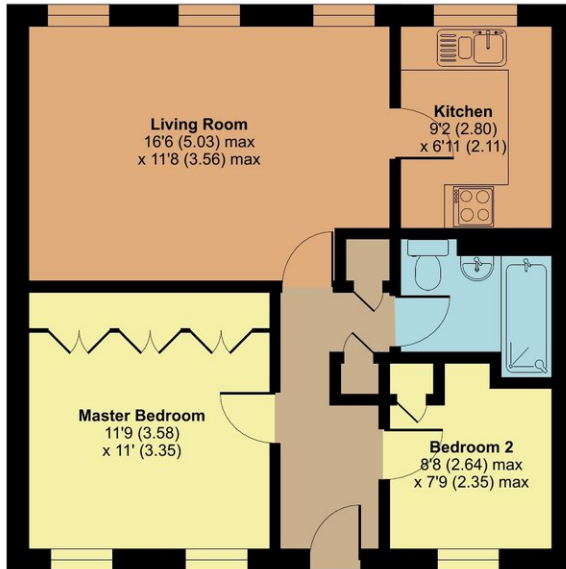




30 The Octagon, Taunton, TA1 1RT

Approximate Area = 570 sq ft / 53 sq m
For identification only - Not to scale



Features

- Entrance Hall
- Living Room
- Kitchen
- Master Bedroom with fitted wardrobes
- Further Bedroom
- Bathroom with walk-in bath
- Allocated parking space within secure underground car park
- Gas central heating
- Double glazing
- Lift to all floors
- Lease term 125 years from 1987, 86 years remaining
- Current service charge and ground rent £1695.71 pa
- Council tax band C
- What 3words: [///park.define.heat](#)

Situated in this ideal town centre location is this well presented 2nd floor flat with 2 bedrooms and secure allocated underground parking. No onward chain



Viewing strictly through the selling agents:

Robert Cooney

Corporation Street, Taunton, Somerset TA1 4AW

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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.