



This is a fantastic opportunity to acquire a delightful two-bedroom Georgian apartment located conveniently near Taunton Town Centre. The Mount offers private parking and is nestled among lush green spaces and communal gardens, all visible through the apartment's generous sash windows. Upon entering the property, you'll be greeted by a spacious hallway with high ceilings that enhance the sense of light and airiness. To your left, you'll find the bathroom, which features both a bath and a shower. On the right, the bright and roomy living and dining area boasts a large sash window that fills the space with natural light over looking the beautiful communal gardens. Double doors lead you into a welcoming kitchen, which offers ample worktop space and storage, along with enough room for a kitchen table situated by another sizable sash window. At the back of the apartment, there's a double bedroom with two large windows, accompanied by a second bedroom that also benefits from plenty of natural light. Just a little over 400 yards away, the town of Taunton provides all the amenities you need for everyday living. You'll also find Vivary Park within close proximity, where you can relish the beautiful gardens, serene duck ponds, and a golf course. Vivary Park is also host to various events, including the renowned flower show.



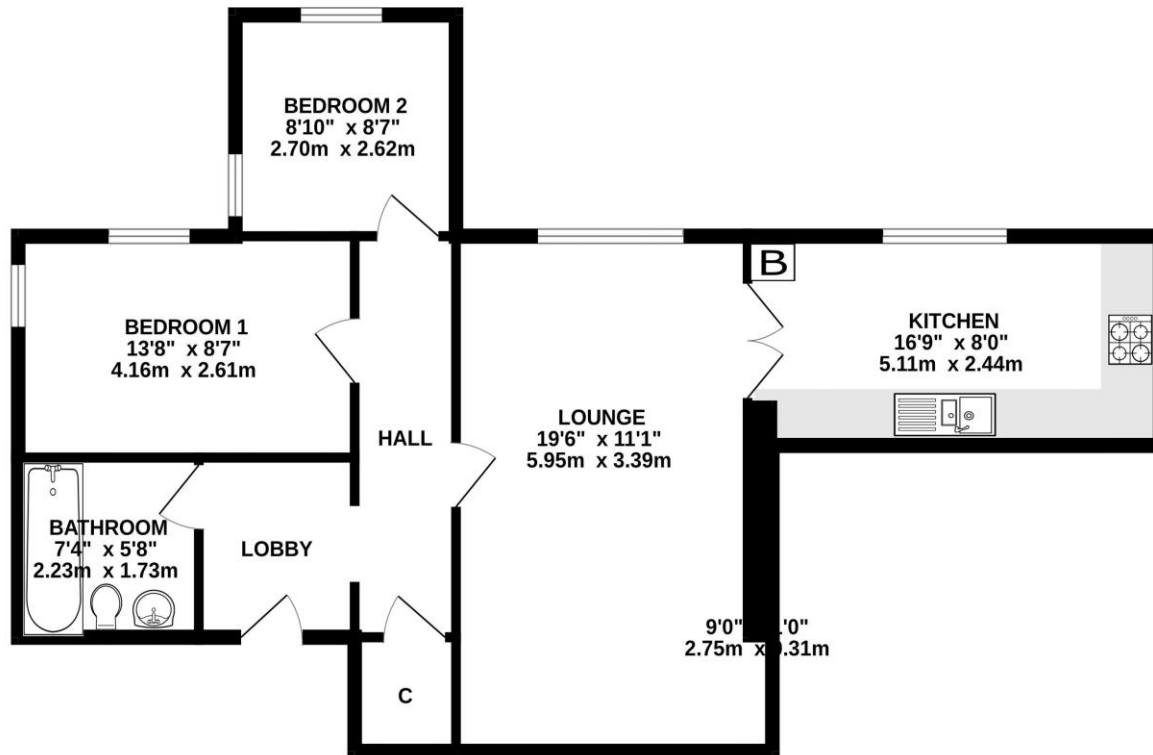
Key Features

- A beautiful Georgian building
- Less than 400 yards to the town centre
- Landscaped communal gardens
- Allocated parking space and visitors parking
- 2 bedrooms
- Bathroom with a shower over
- Sash windows
- Generous lounge/dining room
- Gas heating
- No onward chain





1ST FLOOR
752 sq.ft. (69.9 sq.m.) approx.



TOTAL FLOOR AREA : 752 sq.ft. (69.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Tenure: Leasehold

Tax band: D

Property Location:

[what3words///talent.vibrate.spirit](https://what3words.com/talent.vibrate.spirit)

Services: The property is connected to mains water, mains drainage, mains gas and mains electricity.

Lease details: – 973 years remaining. Lease charges £1560 per annum + £1 ground rent per annum.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

Part A - Please note some of the information will require you looking these details up online provided in the National Trading Standards Material Information in Property Listing (sales) document V1.0 November 2023

Council Tax / Domestic Rates	D
Asking price	£220,000
Tenure*	Leasehold

Part B - Please note some of the information will require you looking these details up online provided in the National Trading Standards Material Information in Property Listing (sales) document V1.0 November 2023

Property type	Flat / Apartment
Property construction	Brick built with a rendered finish and a tiled roof
Number and types of room	2
Electricity supply	Mains electricity
Water supply	Mains water
Sewerage	Mains sewerage
Heating	Gas heating
Broadband	https://checker.ofcom.org.uk/ Ultrafast EE Three
Mobile signal/coverage	https://checker.ofcom.org.uk/ EE, Three, O2 and Vodafone
Parking	https://www.somerset.gov.uk/roads-travel-and-parking/residential-parking-permits/

Part C - Please note some of the information will require you looking these details up online provided in the National Trading Standards Material Information in Property Listing (sales) document V1.0 November 2023

Building safety	Nothing stated
Restrictions	No dogs allowed
Rights and easements	Communal grounds use and rights of way
Flood risk	https://www.gov.uk/request-flooding-history
Coastal erosion risk	https://www.gov.uk/check-coastal-erosion-management-in-your-area
Planning permission	Nothing stated
Accessibility/adaptations	Nothing stated
Coalfield or mining area	https://www.gov.uk/check-if-property-is-affected-by-coal-mining
Energy Performance Certificate (EPC)*	D
Including detail of any inescapable costs	Please see lease details for charges and ground rent



DISCLAIMER Wilsons has not inspected or tested any equipment, fixtures, fittings, or services within the property, and cannot confirm their working condition or suitability. We recommend you consult a Solicitor or Surveyor to verify the condition and functionality. Information regarding tenure is obtained by Land Registry, we advise that you obtain verification from your Solicitor. Items depicted in photographs are not included in the sale. The property is sold subject to rights of way, public footpaths, easements, wayleaves, covenants, and any matters that may affect the legal title. We have not verified the property's structural integrity, ownership, tenure, acreages, estimated square footage or planning/building regulations. Prospective purchasers are advised to seek validation of all the above matters prior to expressing any formal intent to purchase. Wilsons routinely refer buyers and sellers to local solicitors for conveyancing services and mortgage advisors for mortgage and protection advice. It is your decision whether to use these services. We receive a payment benefit for referring clients of no more than £250 per case. Once an offer is accepted by our client, an Administration Fee of £20 + VAT (£24) per buyer will be required for us to process the necessary checks relating to our compliance and Anti-money laundering obligations. This is a non-refundable payment and cannot be returned.