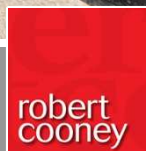




18 Compass Court Compass Rise, Taunton TA1 4PP

£250,000





An immaculately presented and spacious 3 bedroomed ground floor apartment within easy walking distance of the town centre with secure entry, lift to all floors and secure underground allocated parking. Residents can also enjoy the use of enclosed communal gardens with patio area.





Features

- Entrance Hall
- Living Room
- Fitted Kitchen / Dining Room with granite work surfaces
- Utility Room
- Cloakroom
- Master Bedroom with fitted wardrobes
- 2 further Bedrooms
- Shower Room
- Communal gardens
- Allocated underground parking in secure communal garage with electric shutter
- Smart Elnur storage heaters
- Triple glazing
- Outside store
- Share of Freehold
- Lease term 999 years from 1979, 951 years remaining
- Current service charge £2,040 pa - reviewed November 2026
- Council tax band D
- What3words: ///lasted.slice.spill

N.B: Service charges and ground rent figures are provided by the seller and should be verified by a buyer's solicitor prior to exchange of contracts





Flat 18, Compass Court, Compass Rise, Taunton, TA1 4PP

Approximate Area = 1081 sq ft / 100.4 sq m

Outbuildings = 38 sq ft / 3.5 sq m

Total = 1119 sq ft / 103.9 sq m

For identification only - Not to scale



Viewing strictly through the selling agents:

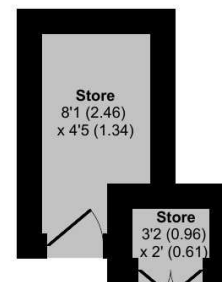
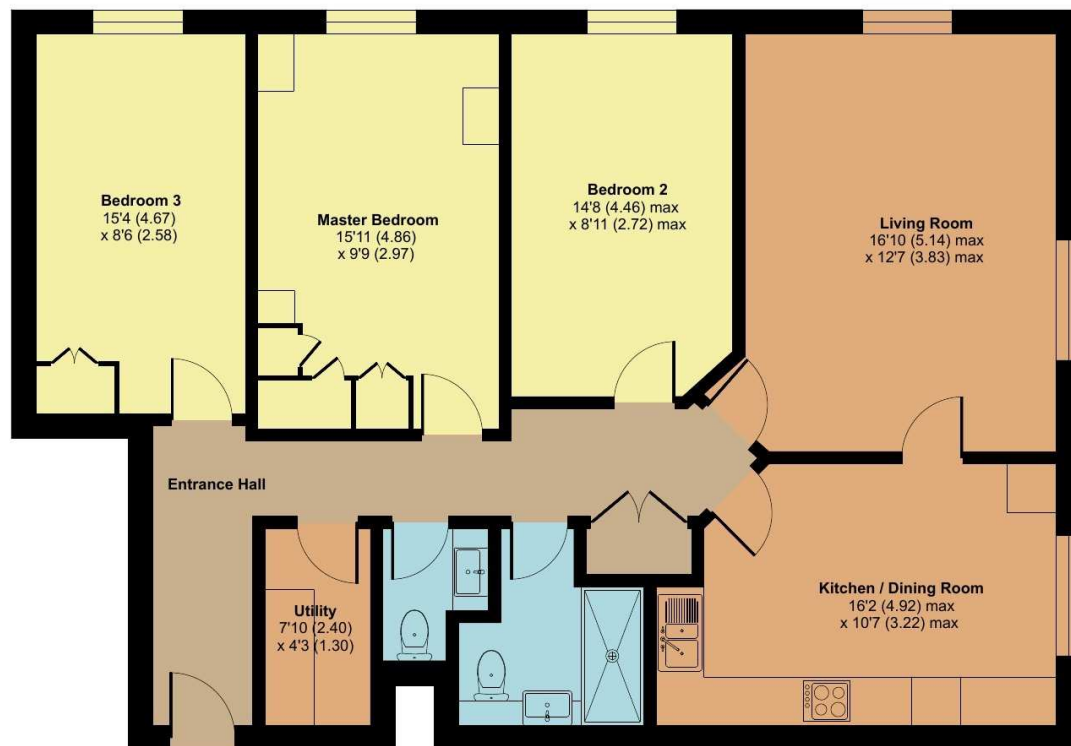
Robert Cooney

Corporation Street, Taunton,
Somerset TA1 4AW

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OUTBUILDING 1 / 2

GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Robert Cooney. REF: 1487147



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.

**robert
cooney**