



GIBBINS RICHARDS
Making home moves happen

8 Osbourne Court, Compass Rise, Taunton TA1 4PP
£229,950

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A well-presented two-bedroom first floor flat, ideally situated within walking distance of the town centre. The accommodation has been tastefully updated by the current owner and comprises an entrance hall, utility cupboard, cloakroom, bathroom, kitchen/dining room, sitting room, and two double bedrooms. Externally, the property enjoys access to well-maintained communal gardens, a washing line, an allocated parking space beneath the block, a private storage cupboard, and additional visitors parking.

Tenure: Leasehold / Energy Rating: C / Council Tax Band: D

Positioned in a quiet cul-de-sac, the flat occupies a particularly pleasant spot within this small development. It is set within attractive communal grounds and benefits from parking underneath the block, with lift and stair access to the first floor. Since purchasing in 2024, the current owner have made a number of improvements including a refitted Magnet kitchen, new double glazing, new flooring, and full redecoration throughout.

- FIRST FLOOR FLAT
- TWO DOUBLE BEDROOMS
- RENOVATED BY THE CURRENT OWNER
- RE-FITTED MAGNET KITCHEN
- NEW DOUBLE GLAZING IN 2024
- MODERN ELECTRIC RADIATORS
- ALLOCATED PARKING
- WELL KEPT COMMUNAL GARRDENS
- LIFT ACCESS
- WALKING DISTANCE TO TOWN

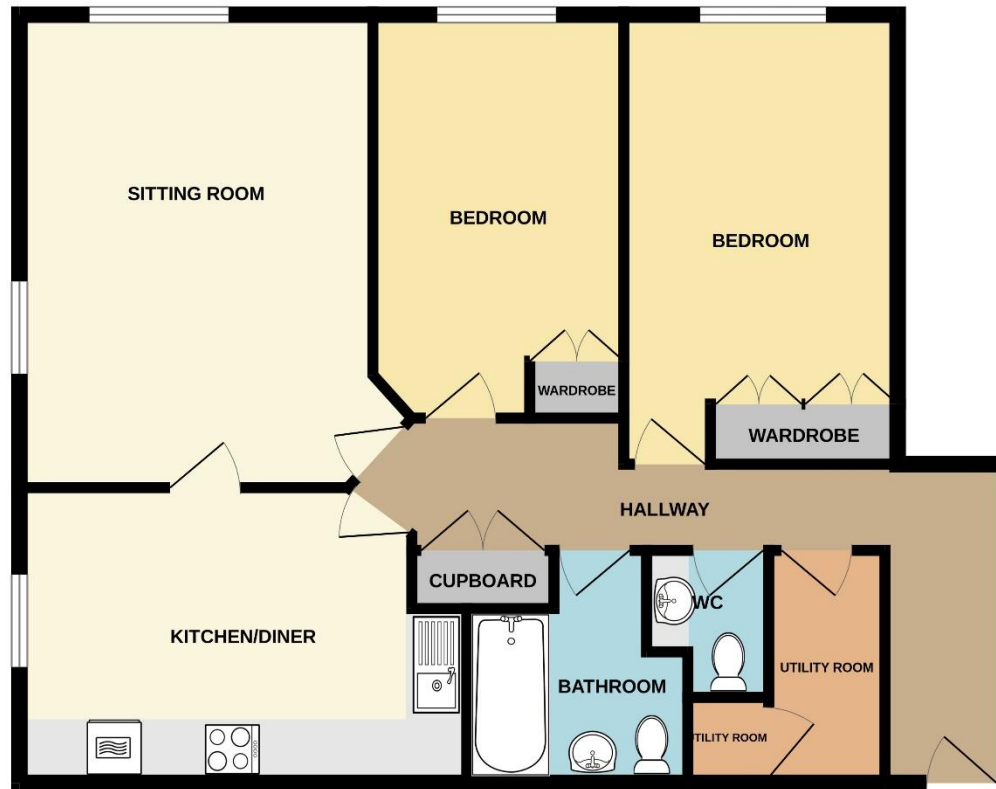




Entrance Hall	23' 4" x 13' 0" (7.12m x 3.96m) Airing cupboard.
Utility Room	7' 8" x 5' 4" (2.34m x 1.62m)
Cloakroom	5' 3" x 4' 4" (1.59m x 1.32m)
Bathroom	7' 4" x 5' 5" (2.23m x 1.65m)
Kitchen/Diner	16' 3" x 10' 5" (4.95m x 3.17m) maximum.
Sitting Room	16' 8" x 12' 5" (5.08m x 3.78m)
Bedroom 1	13' 8" x 9' 7" (4.16m x 2.92m) Plus wardrobes.
Bedroom 2	12' 7" x 8' 9" (3.83m x 2.66m) Plus wardrobes.
Outside	Allocated parking beneath the block. Visitors parking. Well kept communal gardens with a washing line.
Tenure and Outgoings	The property is leasehold with a 999 year lease dated from 1st January 1979 (953 years remaining). The service charges are approximately £147 per calendar month.



GROUND FLOOR
898 sq.ft. (83.4 sq.m.) approx.



TOTAL FLOOR AREA : 898 sq.ft. (83.4 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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The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.

References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor.

Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.



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Once an offer is accepted by our client, an Administration Fee of £40 + VAT (£48) **per buyer** will be required in order 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 should a purchase cease to continue. It can be paid via a card machine, or via BACS transfer.

50 High Street, Taunton, Somerset TA1 3PR Tel: 01823 332828
Email: tn@gibbinsrichards.co.uk Web: www.gibbinsrichards.co.uk