



20 The Point, Compass Hill, Taunton TA1 4AG

£110,000

GIBBINS RICHARDS 
Making home moves happen

A one bedroomed first floor flat, ideally located within easy reach of the town centre. The property features a hallway, open plan kitchen/dining/sitting area, a double bedroom and a bathroom. Perfect as a first time home or but-to-let investment. Available with no onward chain.

Tenure: Leasehold / Energy Rating: TBC / Council Tax Band: A

Built by Summerfield Homes South West Ltd, this first floor purpose built flat occupies a convenient location set in communal gardens, it offers open plan living space with a fitted kitchen area, double bedroom, bathroom and an intercom entry system. The communal gardens also provides cycle racks and bin storage areas and there is a highly useful 20 minute drop off zone to the front of the property for deliveries.

FIRST FLOOR FLAT
ONE DOUBLE BEDROOM
OPEN PLAN KITCHEN/DINING/SITTING ROOM
BIKE RACKS AND BIN STORES
INTERCOM ENTRY SYSTEM
WALKING DISTANCE TO THE TOWN CENTRE
GAS CENTRAL HEATING
NO ONWARD CHAIN

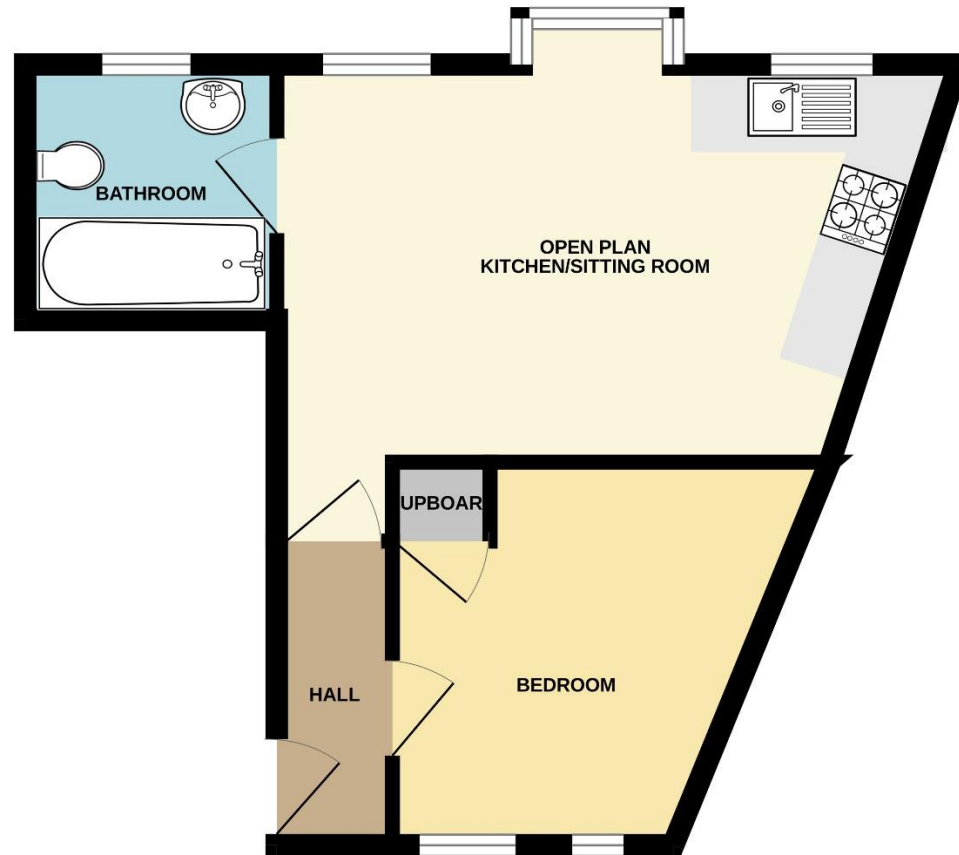




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|-------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Hallway | 8' 0" x 3' 1" (2.44m x 0.93m) |
| Open Plan Kitchen/ Dining/Sitting Room | 17' 11" x 13' 9" (5.46m x 4.19m) |
| Bedroom | 11' 6" x 10' 1" (3.50m x 3.07m) Storage cupboard. |
| Bathroom | 6' 9" x 6' 8" (2.05m x 2.02m) |
| Outside | Communal gardens providing cycle racks and bin storage areas and there is a highly useful 20 minute drop off zone to the front of the property for deliveries. |
| Tenure and Outgoings | The property benefits from an original 999 year lease dated from 1st March 2009 (983 years remaining). The service charge is £900 per annum. |



GROUND FLOOR



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.



We routinely refer potential sellers and purchasers to a selection of recommended conveyancing firms – both local and national. It is their decision whether to use those services. In making that decision, it should be known that we receive a payment benefit of not more than £200 per transaction. We routinely refer potential sellers and purchasers to Mortgage Advice Bureau (MAB) for mortgage and protection advice. It's their decision whether to use those services. In making that decision, it should be known that we receive a payment benefit of not more than £250 per case.

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.

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