FOR SALE

Guide Price £85,000

Compass Hill,

A ground floor apartment available with no onward chain, presented in very good decorative order throughout, situated ideal for the town centre, offering a sitting room, kitchen, double bedroom and bathroom, electric heating, the property benefits from communal gardens.

Viewing strictly by appointment call 01823 336 103

Monday - Friday 9.00am - 5.30pm
Saturday 9.00am - 1.00pm
TRG Lawrence & Son. 4 Station Road, Taunton, Somerset TA1 1NH
www.trglawrenceandson.co.uk

Please respect the sellers privacy and do not make an approach by knocking on the door.

Ground Floor

Accommodation

Front door opening to:-

Entrance Hall With ceiling light and doors to:-

Kitchen

c.7’3 x 6’6 (2.14m x 1.84m)

With a window to the side aspect, fitted units comprising both floor and wall mounted storage cupboards, working surfaces incorporating a single bowl single drainer stainless steel sink unit with mixer tap, , built-in electric oven and 4 ring hob with extractor cooker hood over, ceiling light.

Sitting Room

c.15’ x 12’2 (4.57m x 3.66m)

With a window to the front aspect, ceiling light, door to:-

Bedroom

c.11’11 x 11’2 (3.38m x 3.35m)

With a window to the front aspect, wall mounted panel heater, ceiling light.

Bathroom

With a window to the side aspect, a suite comprising of a shower cubicle, pedestal wash hand basin, close coupled WC, extractor fan, ceiling light,

Outside

The property benefits from communal gardens and is within easy reach of the town centre.

Directions

From Taunton town centre head out past the police station towards Wellington,

Before the lights to the hospital the property will be found on the right hand side.

Council Tax Band: - A

Construction: - Brick under a tiled roof.

Utilities: - Maine electric, water and drainage.

Flood Risk: - Surface very low, river and sea very low.

Primary School Catchment: - Parkfield School

Secondary School Catchment: - Castle School

Note: - there is a 20% equal share in the management company (Compass Hill House Management Company ltd) with this property.

Lease is in excess of 900 years.

Ground rent and service charge is approx. £650.00 a quarter (to be confirmed)

Grade 2 listed building

AWAITING EPC AND FLOORPLAN

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Please note the following:

While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you please contact us and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.
Measurements These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.
Services Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.
To ensure the purchase of your property moves ahead as quickly as possible we may refer the conveyancing work for you, and/or the vendor, if required to a conveyancing firm. We may also refer you to a financial advisor if so required. A commission may be paid to the agent by a 3rd party for this.
THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER THE SOLE TRADER TRADING AS TRG LAWRENCE & SON NOR ANY OFTHEIR EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.