



# TOWNSEND LETTING & MANAGEMENT

Compass Rise, Taunton

£1,350 PCM

2 Bedroom Flat - Second Floor

Available 27th July 2026





£1,350 PCM  
Council Tax Band D

Deposit £1,557  
Floor Area 1097.93 sq ft

- Council Tax Band D
- Secure parking for 1 car
- EPC rated E
- Near HPC pick up point
- Double glazing
- Beautiful communal grounds
- Town Centre location

TOWNSEND LETTING & MANAGEMENT are pleased to offer this very spacious top (second) floor apartment in the heart of the Town centre. The property is neutrally decorated throughout and - being on the top floor - offers beautiful views across the surrounding countryside - and is serviced by a lift. Use of the communal gardens - which are beautifully kept. ONE private underground allocated parking space.



The internal accommodation, in brief, comprises of an entrance hall, re-fitted kitchen/diner (with built in double oven, ceramic hob, dishwasher and fridge/freezer), 20ft living room overlooking the town most pleasantly, two double bedrooms with built in storage, a re-fitted shower room and a separate wc. The property is enhanced by double glazing throughout and is warmed by electric heating.

Appliances, where provided, will not necessarily be replaced, or repaired by the Landlord. This is at the sole discretion of the individual Landlord and any appliances noted in the details will not necessarily remain at the property. It is the prospective Tenants' responsibility to satisfy themselves by checking with the Landlord/Agent which appliances will remain in the property prior to paying the holding fee. All prospective tenants will be subject to credit, criteria and affordability checks to ensure that the property is suitable for their needs and income.

**Broadband/Mobile phone coverage**  
Standard broadband is available in the area and to the property. For an indication of broadband speeds as well as further information on mobile phone signal and coverage available, please refer to the 'Ofcom checker' website. Please note Tenants cannot run/register a business from this property.



SORRY NO CHILDREN OR PETS as LEASE PROHIBITS



**Energy Efficiency Rating**

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	52	65
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	