



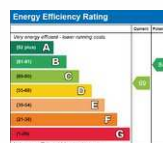


# Flat 33, Dellers Court, Dellers Wharf, Taunton, TA1 1DX

Approximate Area = 724 sq ft / 67.2 sq m  
For identification only - Not to scale



SECOND FLOOR



## Features

- Entrance Hall
- Living / Dining Room with door to South-West facing balcony
- Fitted Kitchen
- Master Bedroom with fitted wardrobe
- Bedroom 2
- Shower Room
- Use of communal gardens and parking
- Electric heating & double glazing
- Lift to all floors
- On-site Manager and pull-cord alarm system
- Lease term 125 years, 93 remaining
- Annual ground rent £586.20 pa
- Current service charge £4,469.76 per annum
- Council tax band C

NB. 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

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchcom 2026. Produced for Robert Cooney. REF: 1409801

In this popular over 55's development within a few minutes' walk of the town centre is this well presented, 2nd floor 2 bedroomed riverside apartment with door to South-West facing balcony, use of communal lounge and guest suite for visitors, residents parking and communal gardens. No onward chain.



Viewing strictly through the selling agents:

**Robert Cooney**

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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.