

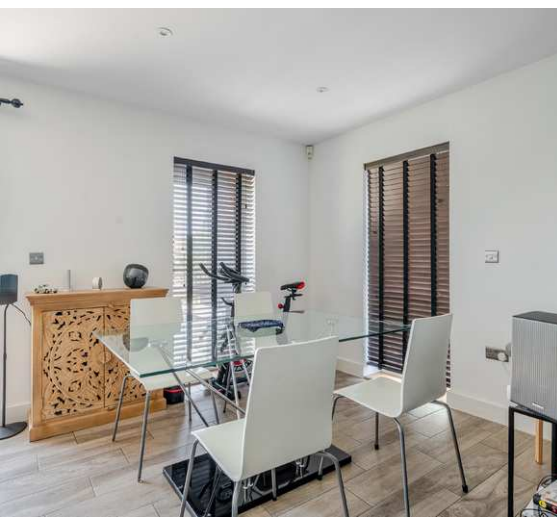


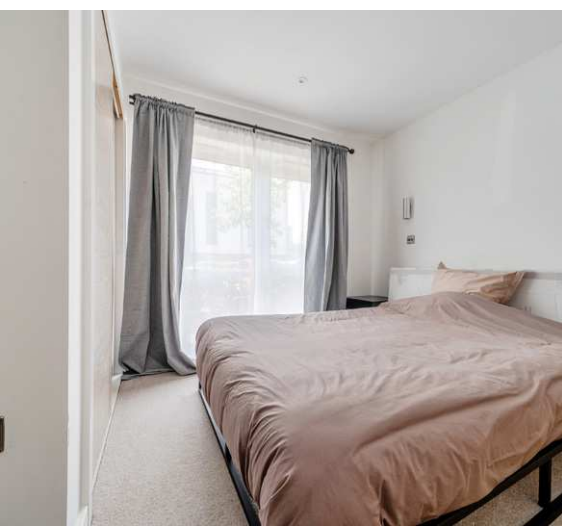
1 Canal Court Keeper Close, Taunton TA1 1DY

Offers In Excess Of £275,000



In this popular development within a few minutes' level walk of the train station and town centre is this immaculately presented contemporary 2 double bedroomed ground floor apartment built by Gadds with outside terrace area and car port for 2 cars. Available to both investors and owner occupiers, previously rented at £1500 pcm. No onward chain.

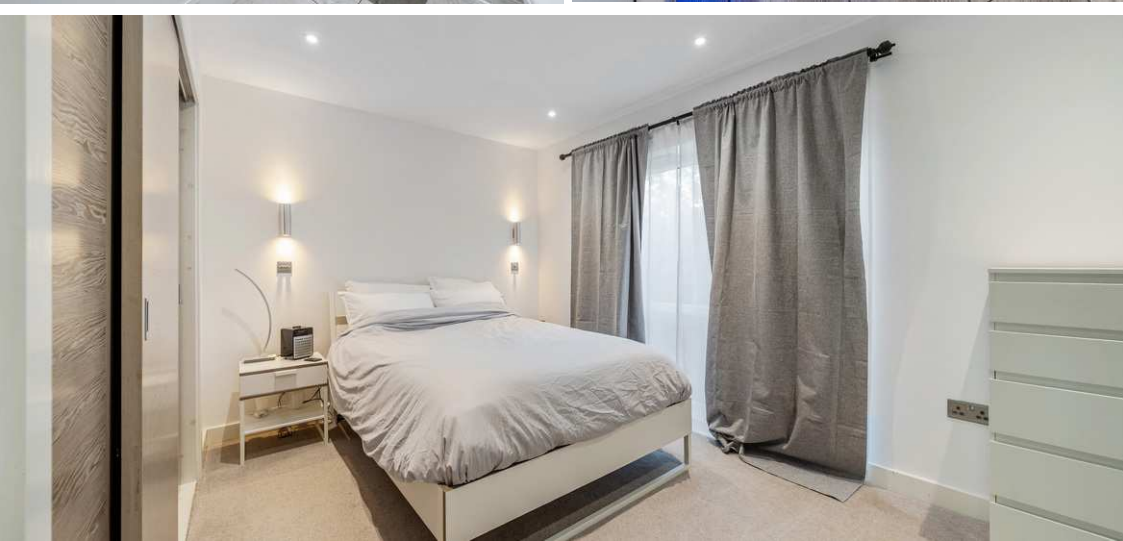




## Features

- Entrance Hall
- Kitchen / Living Room with high specification quartz work tops, microwave oven, spit over, warming tray, built in wine shelves and bi-fold doors to terrace
- Laundry Room
- Master Bedroom with Ensuite Shower Room
- Further double Bedroom
- Bathroom
  
- Outside courtyard / terrace
- Car port with parking for 2 cars
- Gas central heating
- Double glazing
- Share of Freehold
- Lease term 999 years from 2019, 992 years remaining
- Current Service Charge £1,750 pa (2025-2026)
- No ground rent
  
- Council tax band D
  
- What3words:  
///makes.tops.police

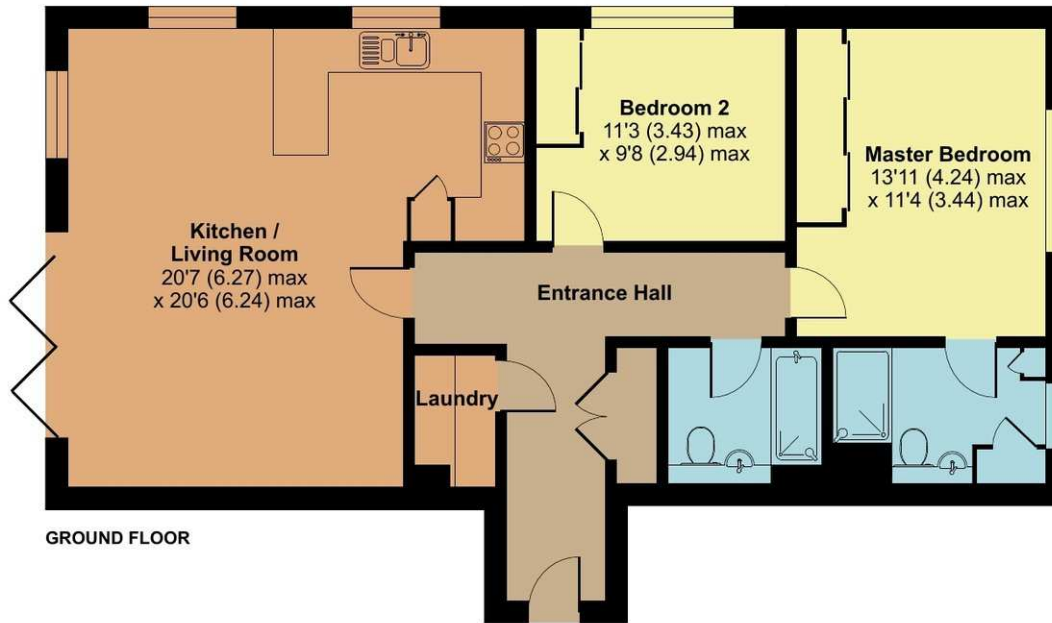
NB. Service charges and ground rent figures are provided by the seller and should be verified by a buyer's solicitor prior to exchange of contracts



# 1 Canal Court, Keeper Close, Taunton, TA1 1DY

Approximate Area = 945 sq ft / 87.7 sq m

For identification only - Not to scale



GROUND FLOOR



Viewing strictly through the selling agents:

**Robert Cooney**

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Energy Efficiency Rating	
Band	Score
A	92-100
B	81-91
C	69-80
D	55-68
E	39-54
F	21-38
G	1-20

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Robert Cooney. REF: 1284619



**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.

**robert  
cooney**