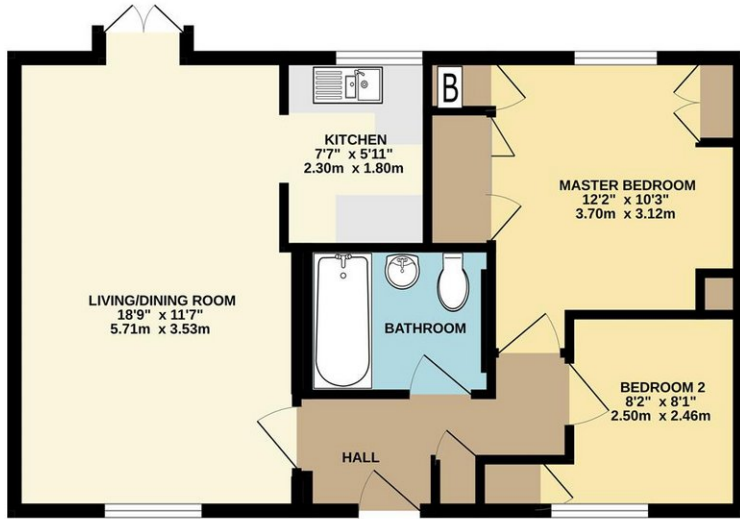




**GROUND FLOOR**  
556 sq.ft. (51.6 sq.m.) approx.



TOTAL FLOOR AREA: 556 sq.ft. (51.6 sq.m.) approx.  
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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**Features**

- Entrance Hall
- Living / Dining Room with French doors to courtyard
- Fitted Kitchen
- Master Bedroom with fitted wardrobes
- Bedroom 2
- Bathroom
- Secure allocated underground parking
- Communal courtyard
- Gas central heating
- Lease term 125 years from 1987, 87 years remaining
- Current service charge and ground rent £1276.27 pa
- Council tax band C
- What3words: [///rabble.daisy.overnight](https://www.what3words.com/#!/rabble.daisy.overnight)

Situated in this ideal town centre location is this well presented double fronted Grade II Listed ground floor flat with 2 bedrooms, communal South East facing courtyard to rear and secure allocated underground parking.



Viewing strictly through the selling agents:

**Robert Cooney**

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**robert  
cooney**

**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.