



Flat 10 Osborne Court

- No onward chain
- Spacious two-bedroom apartment
- Two generous double bedrooms
- Well-proportioned living room
- Kitchen/dining room
- Three-piece bathroom with shower over bath
- Separate guest WC
- Secure underground garage
- Allocated parking space and private lock-up store cupboard
- Well-tended communal gardens with gated access to Compass Hill

TOTAL FLOOR AREA 79 sq.m.

TENURE Leasehold. 999 year lease from January 1979. £10 per year ground rent. Service charge for 26/27 - £2040.

COUNCIL TAX Somerset Council Tax Band D. Charges payable for 2026/27 - £2,704.18

SERVICES Main services of electricity, water and drainage are connected. Broadband speeds of up to 1000mbps are available and good mobile signal across the four main networks (source: Ofcom)

EPC Energy Efficiency Rating: D





Available with no onward chain, this well-proportioned two-bedroom apartment offers an excellent combination of generous accommodation, secure parking and well-maintained communal surroundings. Situated within the popular Osborne Court development, the property benefits from a secure underground garage with an allocated parking space, together with a private lock-up store cupboard, secure door entry system and beautifully tended communal gardens. The development also enjoys gated pedestrian access onto Compass Hill, providing a convenient connection to the surrounding area and local amenities.

The property is approached via a secure communal entrance with door entry system, with the apartment itself opening into a welcoming entrance hall with a useful walk-in store cupboard. The living room provides a comfortable principal reception space, while the kitchen/dining room offers a practical area for both everyday living and entertaining. There are two generous double bedrooms, complemented by a three-piece bathroom with shower over the bath and a separate guest WC.

Outside, the property benefits from well-tended communal gardens, with gated access onto Compass Hill. Further benefits include a secure underground garage, allocated parking space and private lock-up store cupboard under the block.

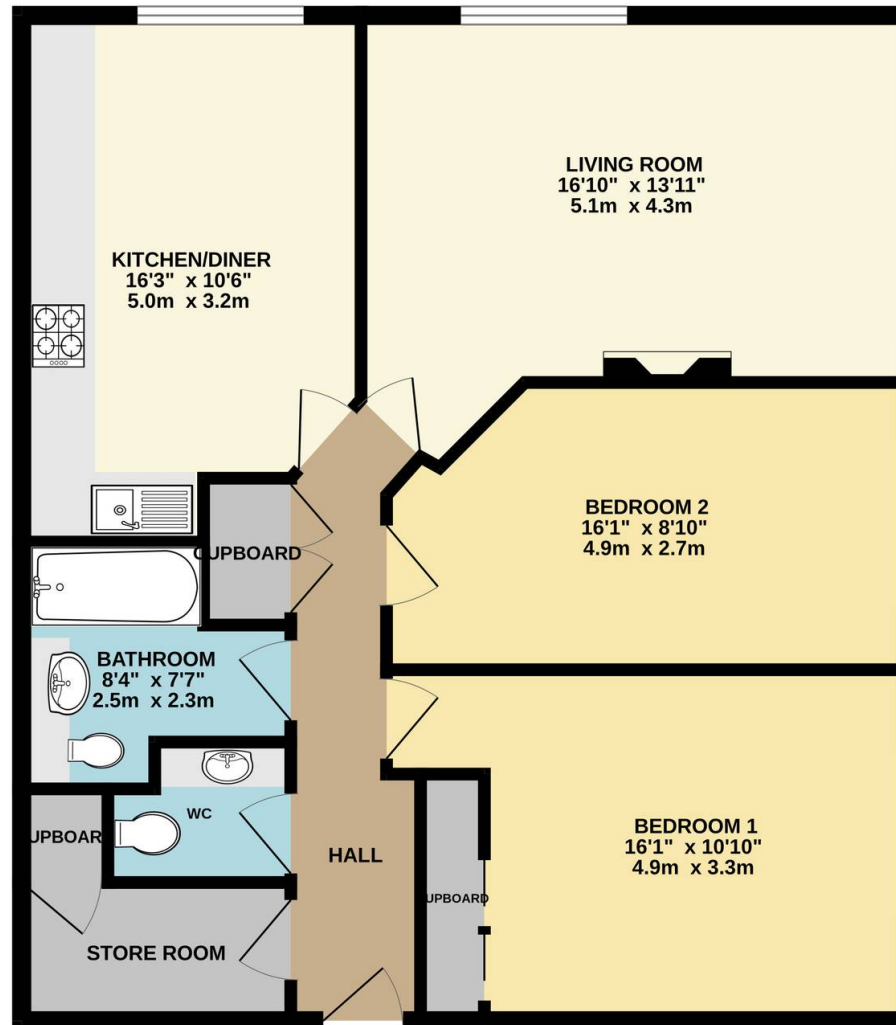
THE AREA

Taunton is the county town of Somerset and provides an excellent range of shopping, leisure and recreational facilities. The town centre offers a wide variety of independent shops, national retailers, cafés, restaurants and bars, together with the popular Vivary Park and Somerset County Cricket Ground.

Taunton benefits from excellent transport connections, including direct rail services to London Paddington and Exeter, while the M5 motorway at Junction 25 provides convenient access to Bristol, Exeter and the wider motorway network. The surrounding countryside offers a wealth of opportunities for walking and outdoor pursuits, with the Quantock Hills, Blackdown Hills and Somerset Levels all within easy reach.



GROUND FLOOR
844 sq.ft. (78.4 sq.m.) approx.



TOTAL FLOOR AREA : 844 sq.ft. (78.4 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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Ware & Co

Ware & Co, 53 Bridge Street - TA1 1TP

01823259604 • info@wareandco.com • www.wareandco.com

