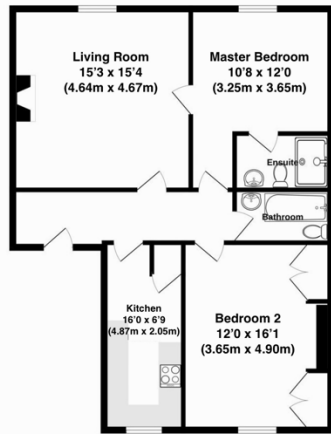


Flat 4, Haines Hill House 39 Trull Road Taunton TA1 4QN

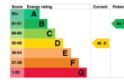
OIEO £160,000





888 sq ft ( 82.5m)

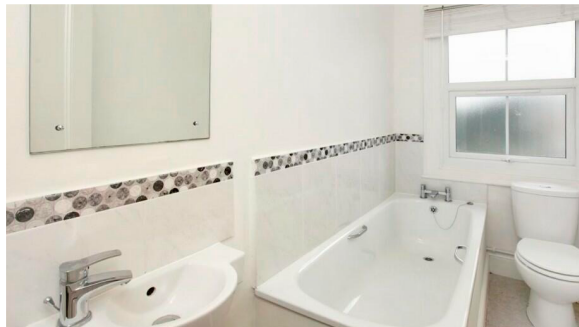
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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.  
Made with MemoPro 12/2023



## Features

- Entrance Hall
- Living Room
- Fitted Kitchen
- Master Bedroom with fitted wardrobe and Ensuite Shower Room
- Further Bedroom
- Use of communal gardens
- Allocated parking
- Eco-Electric heating
- Double glazing
- Lease term 999 years from 2024 – share of freehold
- Current service charge £450 pa
- Ground rent – peppercorn
- Council tax band B
- What3words: [///healthier.flap.sleep](https://www.what3words.com/healthier.flap.sleep)

A well presented 2 bedroomed 2<sup>nd</sup> floor apartment within this late Georgian end-terraced house located in one of Taunton's most desirable locations and within a 10 minute walk of Vivary Park with communal gardens and allocated parking. No onward chain.



Viewing strictly through the selling agents:

**Robert Cooney**

Corporation Street, Taunton,  
Somerset TA1 4AW

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E-mail [taunton@robertcooney.co.uk](mailto:taunton@robertcooney.co.uk)

Website: [robertcooney.co.uk](http://robertcooney.co.uk)

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