



TOWNSEND

LETTING & MANAGEMENT

The Octagon, Taunton

2 Bedroom Flat - Ground Floor

£975 Per
Calendar

Available 13th June 2025





£975 Per Calendar Month
Council Tax Band C

Deposit £1,125
Floor Area 667.37 sq ft

TOWNSEND LETTING & MANAGEMENT are pleased to offer this spacious ground floor TWO bedroom apartment in a beautiful Georgian house situated within a minutes' walk of Taunton town centre. It is situated within the popular Octagon development and benefits from one secure underground allocated parking space, gas central heating and fresh decor throughout.

The accommodation comprises an entrance hallway accessing the large lounge with feature fireplace and double doors opening onto the quiet inner courtyard. The kitchen is compact and modern and there is a separate utility room. There is a large master bedroom and a good size second bedroom. The bathroom has a bath with shower over, WC and basin.

Residents also have the benefit of access to communal laundry facilities.

Appliances, where provided, will not necessarily be replaced, or repaired by the Landlord. This is at the sole discretion of the individual Landlord and any appliances noted in the details will not necessarily remain at the property. It is the prospective Tenants' responsibility to satisfy themselves by checking with the Landlord/Agent which appliances will remain in the property prior to paying the holding fee.

All prospective tenants will be subject to credit, criteria and affordability checks to ensure that the property is suitable for their needs and income.

Broadband/Mobile phone coverage

Standard broadband is available in the area and to the property. For an indication of broadband speeds as well as further information on mobile phone signal and coverage available, please refer to the 'Ofcom checker' website. Please note Tenants cannot run/register a business from this property.

Sorry no smokers or pets.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	72	76
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	