



WARE & CO
estate and letting agents

Flat 2, Haines Hill House, 39 Trull Road – TA1 4QN
£170,000

Flat 2 Haines Hill House

- A spacious ground floor apartment within an imposing period residence
- Impressive communal entrance hall with sweeping staircase
- Generous living room with large southerly facing sash window
- Well fitted kitchen with integrated oven and hob
- Double bedroom
- Ensuite shower room
- Allocated parking space for one car
- Beautifully maintained and generous communal gardens

TOTAL FLOOR AREA 38 sq.m.

TENURE Leasehold. Service charge £1800 p.a. Ground rent £150 p.a. Management company - Lewis Associates of Chard.

COUNCIL TAX Somerset Council Tax Band A. Charges payable for 2025/26 - £1,720.70

SERVICES Main services of gas, electricity, water and drainage are connected. Broadband speeds of up to 1800 mbps are available and good mobile signal across the four main networks (source: Ofcom).

EPC Energy Efficiency Rating: C





A well presented and notably spacious ground floor apartment forming part of this imposing and characterful period residence, set within beautifully maintained communal gardens and benefiting from an allocated parking space.

Haines Hill House is an attractive and substantial building, approached via a pair of impressive period entrance doors with a secure door entry system. The welcoming communal reception hall immediately sets the tone, featuring a sweeping staircase rising to the upper floors and retaining the charm and proportions associated with a property of this calibre.

The apartment itself is situated on the ground floor and offers well balanced accommodation with high ceilings and generous room proportions. The living room is a particular feature, enjoying a large southerly facing sash window overlooking the communal gardens, allowing for excellent natural light throughout the day.

A well fitted kitchen lies just off the living space and is equipped with integrated oven and hob, complemented by ample work surfaces and storage. The double bedroom is a comfortable and spacious room, served by an ensuite shower room fitted with a modern suite.

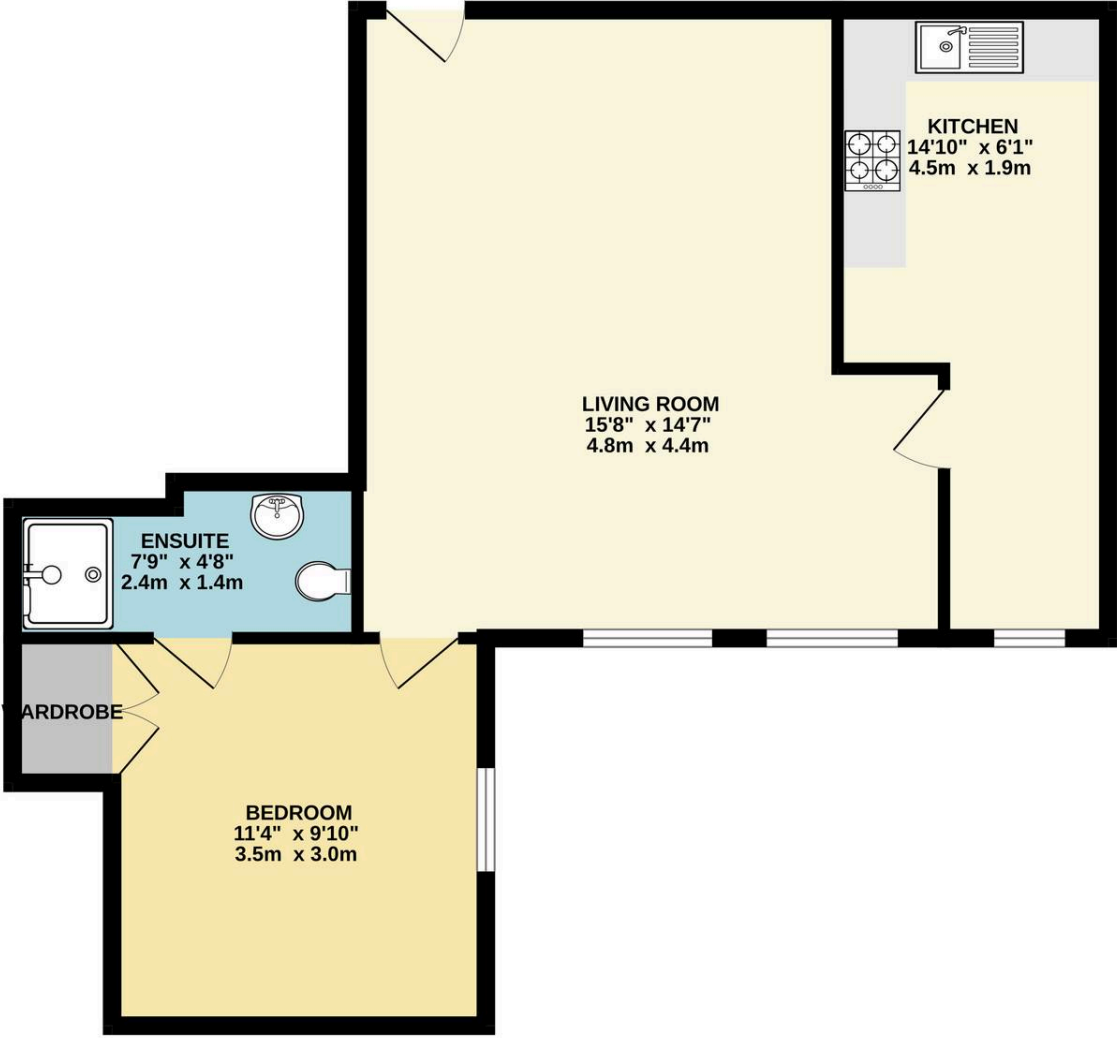
Externally, residents enjoy the use of a generous and beautifully maintained communal garden, providing an attractive setting and pleasant outlook. An allocated parking space for one vehicle adds further practicality.

Haines Hill is a highly regarded residential area situated on the western side of Taunton, within easy reach of Musgrove Park Hospital, local shops and amenities, and well regarded schools. Taunton town centre offers an extensive range of shopping, leisure and educational facilities, together with a mainline railway station providing regular services to London Paddington and the South West.

The area also benefits from convenient access to the A38 and M5 motorway, making it particularly well suited to commuters.



GROUND FLOOR
689 sq.ft. (64.0 sq.m.) approx.



TOTAL FLOOR AREA : 689 sq.ft. (64.0 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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