



WARE & CO
estate and letting agents

40 & 42 Belvedere Road, Taunton – TA1 1BS
£250,000

40 & 42 Belvedere Road

- Substantial end of terrace house split into two self contained apartments
- One-bedroom ground floor flat (No. 40)
- Two-bedroom maisonette (No. 42)
- Freehold of the entire building included
- Courtyard included with two allocated parking spaces
- No onward chain
- Estimated gross income: £23,500–£24,000 per annum
- Approximate 9.5% gross return
- Gas central heating to both units
- Convenient town-centre location with excellent rental demand

40 Belvedere Road – Ground Floor Apartment (One Bedroom)

A self-contained ground floor apartment offering well-proportioned accommodation comprising:

Entrance hall with cloakroom/wc, living room, fitted kitchen, double bedroom, ensuite bathroom. Gas central heating

42 Belvedere Road – First & Second Floor Maisonette (Two Bedrooms)

A spacious two-bedroom maisonette occupying the first and second floors, featuring:

Private entrance hall with cloakroom/wc, bright living room, fitted kitchen, two good-sized bedrooms, bathroom. Gas central heating





An excellent investment opportunity in a convenient town-centre location, 40 & 42 Belvedere Road is a substantial end of terrace period property that has been thoughtfully arranged into two self-contained apartments. The sale includes the *freehold of the entire building* together with a rear courtyard providing *two private parking spaces*. With an estimated combined gross rental income in the region of **£23,500–£24,000 per annum**, the property offers an attractive **approx. 9.5% gross return**—ideal for landlords, investors or those seeking a home with an income.

To the rear of the building is a private courtyard, included within the freehold, offering two parking spaces.

Belvedere Road enjoys a highly convenient position close to Taunton's vibrant town centre, placing a wide range of amenities within easy reach. Local shops, supermarkets, cafés, restaurants and everyday services are all accessible on foot, making this an attractive location for both residents and tenants.

EPC: D (40), D (42)

Council Tax Band: Both flats are Band A. Charges payable for 2025/26 – £1,720.70 each.

Main services of gas, electricity, water and drainage are connected. Broadband speeds of upto 1,800mbps are available and good mobile signal across EE, Vodafone, O2 and Three (Source: Ofcom)

Agents Note:

There are garages situated to the rear of the property that are **privately owned**. They have **vehicular access over the courtyard**, and this access will remain in place.

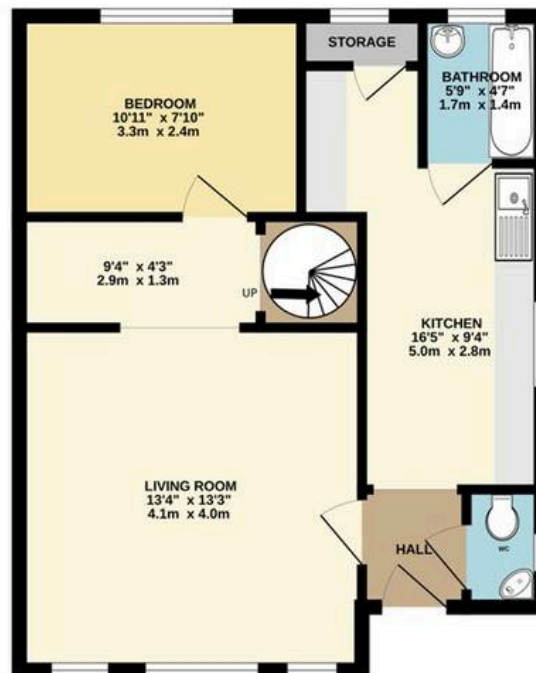


GROUND FLOOR
491 sq.ft. (45.7 sq.m.) approx.



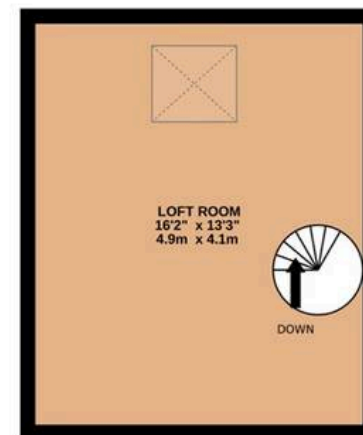
TOTAL FLOOR AREA: 491 sq.ft. (45.7 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is 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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1ST FLOOR
497 sq.ft. (46.1 sq.m.) approx.



TOTAL FLOOR AREA: 711 sq.ft. (66.1 sq.m.) approx.
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2ND FLOOR
215 sq.ft. (19.9 sq.m.) approx.





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