



GIBBINS RICHARDS ▲

46 Queen Street, Taunton TA1 3AX

£300,000

GIBBINS RICHARDS ▲  
Making home moves happen



A substantial Victorian house which has been divided into 5 lettable rooms, all currently being let with tenants in situ.

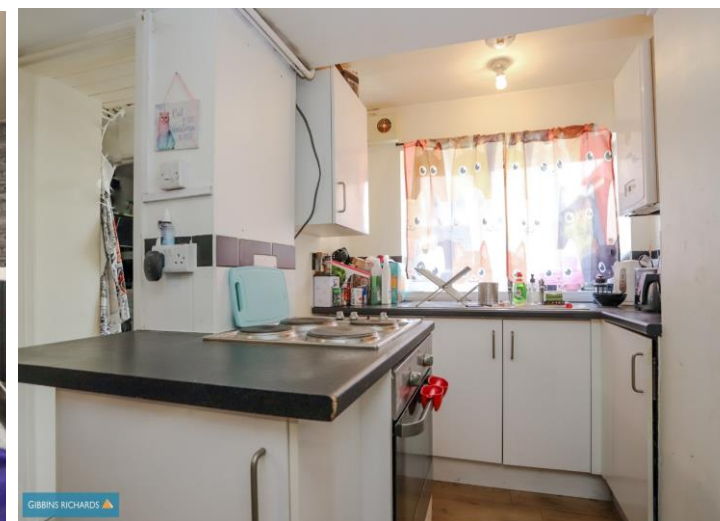
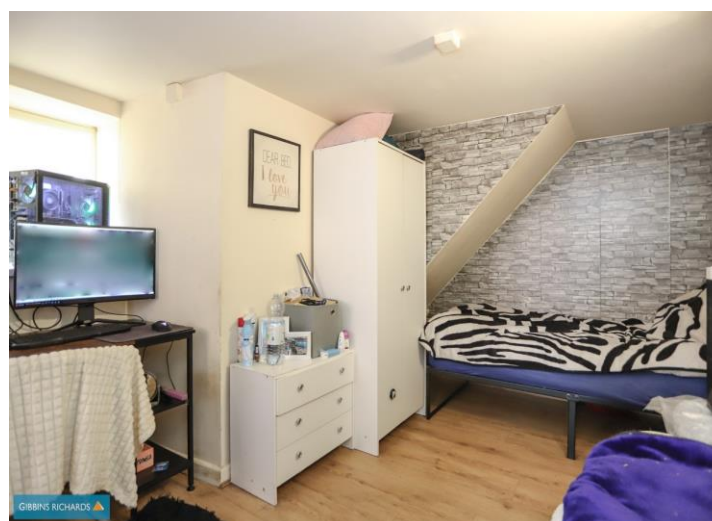
Tenure: Freehold / Energy Rating: TBC / Council Tax Band: A

A brilliant investment opportunity to acquire a well-managed property located in the heart of the highly regarded Trinity area of Taunton, being just a 10 minute walk or so from the town centre. The accommodation, which is uPVC double glazed and heated by gas fired central heating, is arranged over three floors briefly comprising two ground floor self-contained apartments, two first floor rooms having a shared kitchen and shower room and a top floor flat with its own kitchen and shower room.

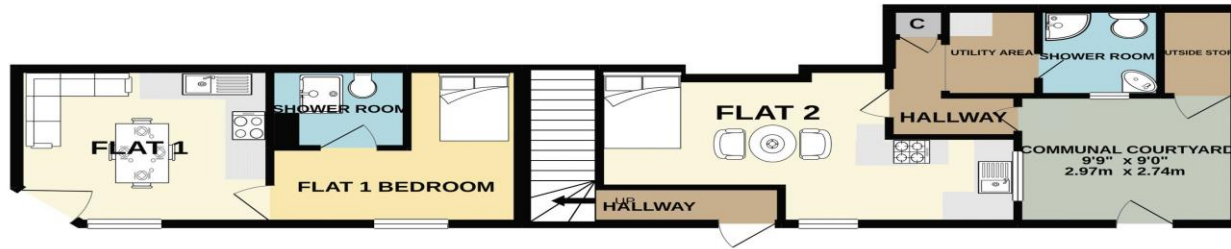
VICTORIAN TERRACE HOME  
BRILLIANT INVESTMENT OPPORTUNITY  
5 SEPARATE LETTING UNITS  
APPROACHING £30,000 GROSS ANNUAL INCOME  
TOWN CENTRE LOCATION  
GAS CENTRAL HEATING  
DOUBLE GLAZED ACCOMMODATION  
COURTYARD AND STORE



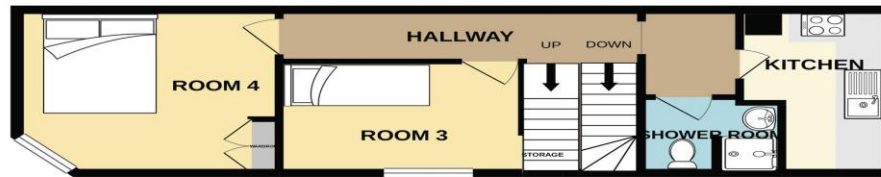
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|--|--|--|
| Flat 1   | A self contained ground floor flat, currently achieving £750 pcm including shared gas and electricity.   |  |
| Sitting Room / Kitchen   | 12' 3" x 10' 9" (3.73m x 3.27m)  |  |
| Bedroom / Shower Room  | 11' 3" x 10' 7" (3.43m x 3.22m) overall.   |  |
| Flat 2   | A self contained ground floor flat with its own entrance door, currently achieving £600 pcm, including shared gas. Private electricity meter.  |  |
| Sitting Room / Bedroom   | 12' 10" x 10' 11" (3.91m x 3.32m) maximum.   |  |
| Kitchen Area (open plan)   | 6' 1" x 5' 0" (1.85m x 1.52m)  |  |
| Rear Hallway / Utility Room  |  |  |
| Shower Room  | 6' 2" x 5' 4" (1.88m x 1.62m)  |  |
| Communal hallway to rooms 3 and 4 (first floor) and 5 (top floor). |  |  |
| Room 3   | 9' 5" x 8' 1" (2.87m x 2.46m) A small double room currently achieving £430 pcm including shared gas and electric.  |  |
| Room 4   | 11' 7" x 11' 6" (3.53m x 3.50m) A large double room achieving £500 pcm including gas and electric.   |  |
| First Floor Shower Room  | 5' 5" x 5' 3" (1.65m x 1.60m) Shared by rooms 3 and 4.   |  |
| First Floor Kitchen  | 11' 10" x 6' 9" (3.60m x 2.06m) maximum. Shared by rooms 3 and 4.  |  |
| Top Floor Landing  | With access to room 5 and its accompanying kitchen and shower room.  |  |
| Room 5   | 12' 6" x 11' 9" (3.81m x 3.58m) A double room achieving £750 pcm including gas and electric.   |  |
| Kitchen  | 8' 8" x 7' 4" (2.64m x 2.23m) Used solely by room 5.   |  |
| Shower Room  | 8' 8" x 5' 5" (2.64m x 1.65m) Used solely by room 5.   |  |
| Outside  | There is a small courtyard which provides access to Apartment 2. This area is currently a shared area for all occupants to use for recycling bins, drying clothes and post. There is also a store / bike shed, also shared by all. |  |
| Outgoings  | The current charges for gas and electric is £665 pcm. Our vendor has informed us that the council tax is £4,050 per annum for the whole property.  |  |



GROUND FLOOR  
646 sq.ft. (60.0 sq.m.) approx.



1ST FLOOR  
437 sq.ft. (40.6 sq.m.) approx.



2ND FLOOR  
305 sq.ft. (28.3 sq.m.) approx.



TOTAL FLOOR AREA : 1388 sq.ft. (128.9 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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The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.

References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor.

Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.



We routinely refer potential sellers and purchasers to a selection of recommended conveyancing firms – both local and national. It is their decision whether to use those services. In making that decision, it should be known that we receive a payment benefit of not more than £200 per transaction.  
We routinely refer potential sellers and purchasers to Mortgage Advice Bureau (MAB) for mortgage and protection advice. It's their decision whether to use those services. In making that decision, it should be known that we receive a payment benefit of not more than £250 per case.  
Once an offer is accepted by our client, an Administration Fee of £30 + VAT (£36) per buyer will be required in order for us to process the necessary checks relating to our compliance and Anti-Money Laundering obligations. This is a non-refundable payment and cannot be returned should a purchase cease to continue. It can be paid via a card machine, or via BACS transfer.