



24 Upper High Street, Taunton TA1 3PZ

£215,000

GIBBINS RICHARDS 
Making home moves happen

Conveniently situated close to the town centre and Musgrove Park Hospital and formerly a well known local restaurant with a flat above, 24 Upper High Street is now being offered as a whole property with lots of scope and flexibility for conversion or amendment.

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

The ground floor has an entrance hall, open plan raised area and then a main sitting room and living area with a commercial style kitchen to the rear, a shower room and access to the rear garden. On the first floor there is a further sitting room, a second dining area, utility and on the top floor are two bedroom and a bathroom. The property has been split into two flats in recent years, but is now being offered as one whole dwelling with scope for re-integrating to one residence. The property is located in the heart of Taunton's vibrant town centre.

OFFERED FOR SALE WITH NO ONWARD CHAIN
CIRCA 16TH CENTURY TOWN CENTRE DWELLING
IDEAL OPPORTUNITY FOR IMPROVING OR AMENDING
BATHROOM AND SHOWER ROOM
UP TO FOUR BEDROOMS
CLOSE TO THE TOWN CENTRE
COURTYARD GARDEN AND ROOF TERRACE
GAS CENTRAL HEATING AND DOUBLE GLAZING





Entrance Hall

Stairs to first floor landing.

Living Room

15' 11" x 15' 8" (4.86m x 4.78m) This room is the sitting/dining room area which is open plan with shallow step into:

Bedroom Area

12' 7" x 11' 7" (3.83m x 3.54m) Two double glazed windows to front.

Kitchen

11' 7" x 8' 2" (3.54m x 2.48m) Double glazed window to rear.

Shower Room

Comprising of double glazed window to rear, low level wc and double shower cubicle. Skylight window.

First Floor

Kitchen/Dining Room

15' 7" x 13' 2" (4.76m x 4.02m) Door to storage cupboard. Double glazed window to front and door opening onto roof terrace. Further door to:

Living Room

15' 7" x 10' 10" (4.76m x 3.29m) Double glazed window to front.

Top Floor Landing

With access to the bedrooms and bathroom. Storage cupboard.

Bedroom 1

15' 7" x 10' 10" (4.76m x 3.3m) Double glazed window to front.

Bedroom 2

10' 4" x 10' 3" (3.16m x 3.12m) Double glazed window to rear.

Bathroom

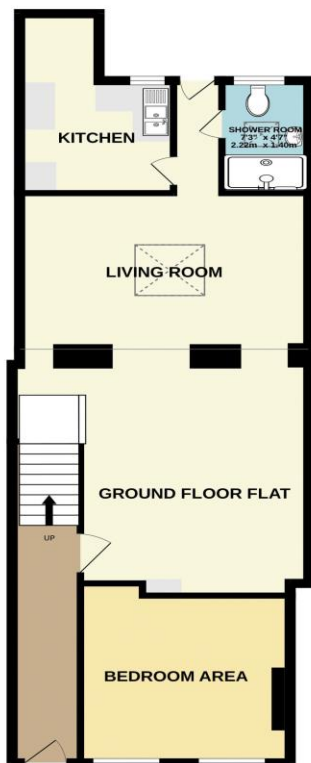
Comprising of low level wc, wash hand basin and bath.

Outside

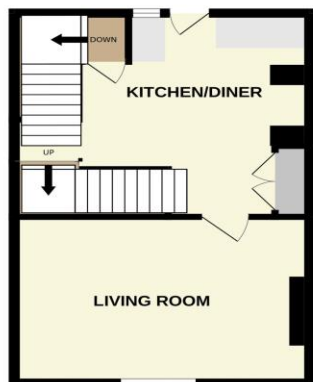
To the rear of the property is a courtyard garden comprising a patio area with timber fencing.



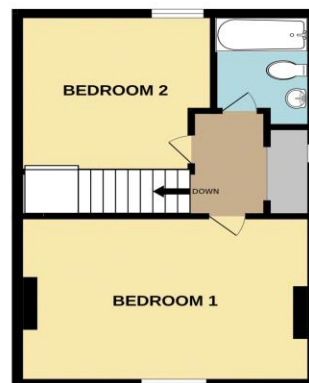
GROUND FLOOR



1ST FLOOR



2ND FLOOR



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.

50 High Street, Taunton, Somerset TA1 3PR Tel: 01823 332828
Email: tn@gibbinsrichards.co.uk Web: www.gibbinsrichards.co.uk