

for sale

offers in excess of **£300,000**



Cheddon Road Taunton TA2 7DR

A rare and EXCITING OPPORTUNITY for buy-to-let landlords, these TWO APARTMENTS are available on one freehold title and are located favourably the edge of Taunton TOWN CENTRE. Both dwellings enjoy a range of spacious accommodation throughout, and this offers an impressive total NET YIELD OF 6.2%.



Cheddon Road Taunton TA2 7DR

Flat One: Ground Floor

Front Door

Leading to...

Entrance Hall

Radiator.

Lounge

16' 4" into bay x 12' 8" max (4.98m into bay x 3.86m max)
Double glazed bay window to front. Radiator.

Bedroom One

16' 5" max x 10' 8" max (5.00m max x 3.25m max)

Double glazed window to rear. Radiator.

Kitchen / Diner

19' 8" x 9' 6" (5.99m x 2.90m)

Double glazed windows to side and double glazed door providing access to outside. Wall-mounted combination boiler. Wall and base-mounted units with rolltop work surfaces. Sink and drainer with mixer tap. Recessed plumbing for an automatic washing machine. Partial tiling.

Bathroom

Suite comprising low level WC, pedestal wash hand basin, bath with shower panel and wall-mounted electric shower over. Obscure double glazed window to side. Extractor fan.



Rear Garden

An enclosed walled garden laid to hardstanding, brick-paving, gravel, and lawn. Storage Shed and gated rear pedestrian access.

Flat Two: First Floor

Front Door

Leading to...

Entrance Hall

Stairs rise to the...

First Floor

Attic hatch. Over stairs cupboard. Radiator.

Lounge

13' 7" x 10' 7" max (4.14m x 3.23m max)
Double glazed window to rear. Radiator. Door through to...

Bedroom One

13' 10" x 9' 1" (4.22m x 2.77m)
Double glazed window to front. Radiator.

Bedroom Two

13' 7" x 6' 10" (4.14m x 2.08m)
Double glazed window to front. Radiator.

Kitchen

11' 1" x 9' 7" (3.38m x 2.92m)
Double glazed window to front. Equipped with wall and base-mounted units with rolltop work surfaces. Sink and drainer with mixer tap. Integrated electric oven and hob. Part tiling. Recess for an automatic washing machine. Radiator.

Bathroom

Suite comprising low-level WC, pedestal wash hand basin with splashback tiles. Corner shower cubicle with integral shower. Obscure double glazed window to side. Radiator. Extractor fan. Shaver point. Partial tiling.

Courtyard

An enclosed gravelled area with wooden storage shed. Gated rear pedestrian access.

Agents Note

Both appartments have integral smoke alarms, 'Worcester' combi-boilers which were understood to be installed in 2019 and are gas and electric compliant for letting puroposes,





Ground Floor Flat

First Floor Flat

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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T 01823 334 433
E taunton@connells.co.uk

53 High Street
 TAUNTON TA1 3PR

Property Ref: TTN311925 - 0011

Tenure: Freehold

EPC Rating: C

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