



55 East Reach, Taunton, TA1 2EZ

Situated just a short walk from the town centre, this spacious older-style terraced house spans three floors and is available for sale with no onward chain. Previously operated as a restaurant, the property is now being offered as a residential dwelling, prominently located on East Reach. The property's versatility is notable, making it suitable for use as a family home or as an investment opportunity. It could be transformed into multiple flats or apartments, a house of multiple occupancy, or even retain some commercial use with living accommodation on the first and second floors. Any conversion would be subject to the necessary approvals and planning permissions from the local authority.

The ground floor features three large reception rooms, two additional internal rooms, and a rear store room, along with a cloakroom/WC and a side hallway. The first-floor houses three bedrooms, while the second floor accommodates a fourth bedroom and a bathroom. Although the house requires modernisation and improvements, it offers significant potential. There is also a small rear alleyway, and while we have been informed of potential rear access, this has yet to be confirmed. Any prospective buyer should seek legal advice to clarify this matter before proceeding with the purchase. Given the ample possibilities and scope for significant renovations, we highly recommend scheduling a viewing at your earliest convenience.

Key Features

- Hugely versatile accommodation arranged over 3 floors
- 4 bedrooms rooms, 3 reception rooms, 2 bathrooms
- Requiring modernisation and updating
- Other store rooms/internal rooms on the ground floor available
- No onward chain
- Close to town centre

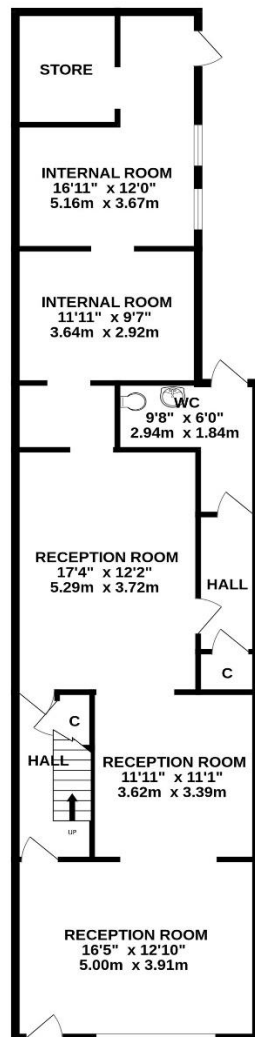




GROUND FLOOR
1106 sq.ft. (102.7 sq.m.) approx.

1ST FLOOR
408 sq.ft. (37.9 sq.m.) approx.

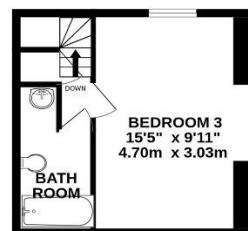
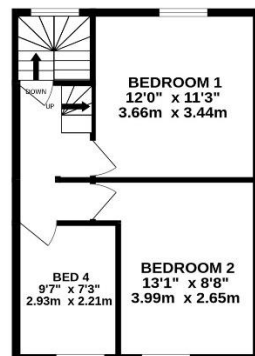
2ND FLOOR
246 sq.ft. (22.9 sq.m.) approx.



TOTAL FLOOR AREA : 1761 sq.ft. (163.6 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.

Made with Metropix ©2024



Tenure: Freehold

Tax band: A

Property Location:

what3words:///slips.zest.votes

Services: We are advised that the property is connected to mains sewerage, water, gas and electricity.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D		
39-54	E	46 E	
21-38	F		
1-20	G		

Part A - Please note some of the information will require you looking these details up online provided in the National Trading Standards Material Information in Property Listing (sales) document V1.0 November 2023

Council Tax / Domestic Rates	A
Asking price	£175,000
Tenure*	Freehold

Part B - Please note some of the information will require you looking these details up online provided in the National Trading Standards Material Information in Property Listing (sales) document V1.0 November 2023

Property type	House
Property construction	Standard construction
Number and types of room	As per floor plan
Electricity supply	Mains electricity
Water supply	Mains water
Sewerage	Mains sewerage
Heating	Gas heating
Broadband	https://checker.ofcom.org.uk/
Mobile signal/coverage	https://checker.ofcom.org.uk/
Parking	https://www.somerset.gov.uk/roads-travel-and-parking/residential-parking-permits/

Part C - Please note some of the information will require you looking these details up online provided in the National Trading Standards Material Information in Property Listing (sales) document V1.0 November 2023

Building safety	Nothing stated on the sellers PIQ form
Restrictions	Nothing stated on the sellers PIQ form
Rights and easements	Nothing stated on the sellers PIQ form
Flood risk	https://www.gov.uk/request-flooding-history
Coastal erosion risk	https://www.gov.uk/check-coastal-erosion-management-in-your-area
Planning permission	Nothing stated on the sellers PIQ form
Accessibility/adaptations	Nothing stated on the sellers PIQ form
Coalfield or mining area	https://www.gov.uk/check-if-property-is-affected-by-coal-mining
Energy Performance Certificate (EPC)*	E
Including detail of any inescapable costs	Nothing stated on the sellers PIQ form



DISCLAIMER Wilsons has not inspected or tested any equipment, fixtures, fittings, or services within the property, and cannot confirm their working condition or suitability. We recommend you consult a Solicitor or Surveyor to verify the condition and functionality. Information regarding tenure is obtained by Land Registry, we advise that you obtain verification from your Solicitor. Items depicted in photographs are not included in the sale. The property is sold subject to rights of way, public footpaths, easements, wayleaves, covenants, and any matters that may affect the legal title. We have not verified the property's structural integrity, ownership, tenure, acreages, estimated square footage or planning/building regulations. Prospective purchasers are advised to seek validation of all the above matters prior to expressing any formal intent to purchase. Wilsons routinely refer buyers and sellers to local solicitors for conveyancing services and mortgage advisors for mortgage and protection advice. It is your decision whether to use these services. We receive a payment benefit for referring clients of no more than £250 per case. Once an offer is accepted by our client, an Administration Fee of £20 + VAT (£24) per buyer will be required 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.