

FOR SALE

Guide Price £100,000

Flat 4 Post Office

North Street



Post Office Apartments, Taunton, A Modern 30sqm town Centre flat on North Street. Perfect for first time buyers or investors. Features a bright, low maintenance layout close to high street shops, Vivary Park, major employers, and the train station with direct links to London. Strong yields.

Viewing strictly by appointment call 01823 336 103

Monday - Friday 9.00am - 5.30pm

Saturday 9.00am - 1.00pm

TRG Lawrence & Son, 4 Station Road, Taunton, Somerset TA1 1NH

www.trglawrenceandson.co.uk

Please respect the sellers privacy and do not make an approach by knocking on the door.

Ground Floor

Post Office Apartments offers an exceptional opportunity to acquire a contemporary 30-square-metre town-centre apartment situated in the highly sought-after North Street area of Taunton, Somerset (TA1 1LW). Housed within a characterful building that masterfully blends historical charm with modern apartment living, this property is perfectly proportioned for first-time buyers looking to step onto the property ladder or sharp investors seeking a high-yield buy-to-let asset in a prime location.

Property Overview

Location: North Street, Taunton, Somerset, TA1 1LW

Size: Approximately 30 square metres

Property Type: Modern flat

Target Audience: Ideal for first-time buyers, professionals, downsizers, or buy-to-let investors.

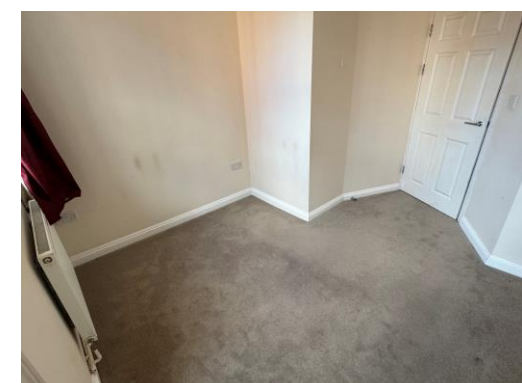
Key Features

Prime Town-Centre Location: Situated right on North Street, everything you need is right on your doorstep. Enjoy immediate access to Taunton's premier selection of high-street shops, independent boutiques, vibrant cafés, and artisanal restaurants.

Clever, Low-Maintenance Living: Measuring a manageable 35 square metres, the flat features a bright, well-designed layout crafted to maximize both floor space and natural light. It offers the ultimate "lock up and leave" lifestyle.

Excellent Transport Connectivity: Commuters will love the convenient access to local transit. **Taunton Mainline Railway Station** is just a short level walk away, providing direct, high-speed rail links to Bristol, Exeter, and London Paddington. The M5 motorway is also easily accessible via Junction 25.

Leisure on Your Doorstep: Escape the urban bustle within minutes. The stunning **Vivary Park**—famous for its golf course, tennis courts, and beautifully manicured municipal gardens—is just a short stroll away, as are the scenic walking paths along the River Tone.



The Investment Perspective

Properties within the Post Office Apartments development are highly attractive to professional tenants due to their unrivalled proximity to major local employers, including Musgrove Park Hospital, the UK Hydrographic Office (UKHO), and Somerset County Council offices. This guarantees a steady stream of rental demand and strong potential yields for any portfolio.

Sitting Room/Kitchen c.15'7 max x 12'7

Bedroom c.10'5 max x 10'3 max

Shower Room

Council Tax band: - A

Primary School Catchment: - St James Primary School.

Secondary School Catchment: - Bishop Fox's School.

Utilities: - Mains electric, gas, water and drainage.

Construction: - Brick built.

Flood Risk: - River & sea very low, surface very low.

Tenure: - Leasehold, 125 years from 1st of December 2007

Ground rent and maintenance: - c.£660.00 a year



OUTSIDE

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 Plus) A		
(81-91) B		
(69-80) C		77
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Directions

From TRG Lawrence & Son office proceed up Bridge Street over the bridge into North Street and the block will be found on your left hand side.

Please note the following:

While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you please contact us and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.

Measurements These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

Services Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

To ensure the purchase of your property moves ahead as quickly as possible we may refer the conveyancing work for you, and/or the vendor, if required to a conveyancing firm. We may also refer you to a financial advisor if so required. A commission may be paid to the agent by a 3rd party for this.

THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER THE SOLE TRADER TRADING AS TRG LAWRENCE & SON NOR ANY OF THEIR EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.

