



**16A Winchester Street & 16B Winchester Street**

Taunton, Somerset, TA1 1QQ

**James  
Gray**

ESTATE AGENTS



A Victorian terraced house with off road parking, in need of modernisation. Currently configured as two one bedroom flats. Ideal investment property. No onward chain.



### Key features

- Communal entrance hall
- Ground floor flat with living room, bedroom, kitchen and bath/shower room.
- First floor flat with living room, bedroom, kitchen and shower room.
- One title deed with planning for two self-contained flats
- Gas central heating (Two Boilers) & Double glazing
- Rear garden / parking area
- Potential to reconfigure to a three bed house
- Popular location, close to the town centre
- No onward chain

### Services

All mains services connected

### EPC Rating

Ground floor Band D, First floor Band C

### Council Tax

Ground floor band A, First floor band A

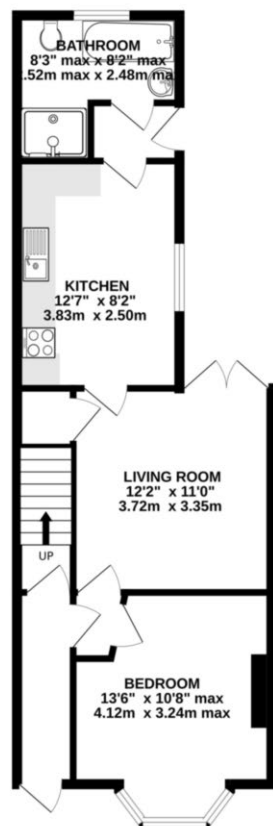




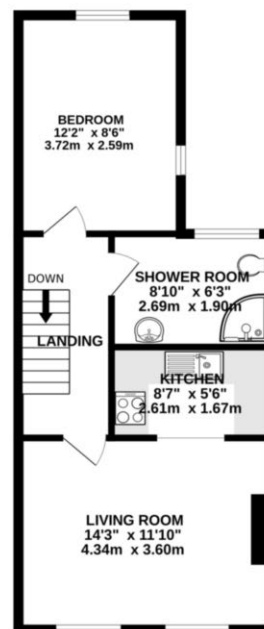




16A GROUND FLOOR



16B FIRST FLOOR



TOTAL FLOOR AREA : 980sq.ft. (91.0 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 ©2025

We routinely refer potential sellers and purchasers to local and national law firms to carry out the conveyancing. It is their decision whether they choose one of these law firms. In making that decision, it should be known that we receive a payment benefit of £250.00 per transaction.

These particulars are not to form part of a Sale Contract owing to the possibility of errors and/or omissions. Prospective purchasers should therefore satisfy themselves by inspection or otherwise as to their correctness. All fixtures, fittings, chattels and other items not mentioned are specifically excluded unless otherwise agreed within the Sale Contract documentaries or left in situ and gratis upon completion. The property is also sold subject to rights of way, public footpaths, easements, wayleaves, covenants and any other matters which may affect the legal title. The Agent has not formally verified the property's structural integrity, ownership, tenure, acreages, estimated square footage, planning/building regulations status or the availability/operation of services and/or appliances. Therefore prospective purchasers are advised to seek validation of all the above matters prior to expressing any formal intent to purchase.

Home Field View North, Prockters Farm, West Monkton, Taunton, Somerset, TA2 8QN  
T: 01823 426090 E: [sales@jamesgrayestateagents.com](mailto:sales@jamesgrayestateagents.com) W: [jamesgrayestateagents.com](http://jamesgrayestateagents.com)

James  
Gray

ESTATE AGENTS