



27 Stephen Street, Taunton TA1 1LD
Guide Price £250,000

GIBBINS RICHARDS 
Making home moves happen

PERFECT INVESTMENT OPPORTUNITY! 2 self-contained flats with tenants in situ on assured shorthold agreements providing a combined monthly rental income of £1575. Flat A consists of Living room, modern kitchen, double bedroom, bathroom and courtyard garden. Flat B consists of Living room, kitchen, 2 bedrooms, utility/store, bathroom and roof terrace.
Energy Ratings: D-62 & D-64

THE PROPERTY

Located close to the heart of the town centre within walking distance of the county cricket ground. This Victorian home is converted into 2 self-contained flats providing a sound investment opportunity. Each flat is under AST agreements which expire for Flat A on 30/6/22 and Flat B 26/10/22.

INVESTMENT PROPERTY
2 SELF-CONTAINED FLATS
TENANTS IN SITU
1 BED GROUND FLOOR AND 2 BED FIRST FLOOR
OWN KITCHENS AND BATHROOMS
OWN GARDEN AND ROOF TERRACE
IN GOOD ORDER THROUGHOUT
UNDER ASSURED SHORTHOLD TENANCY AGREEMENTS
ANNUAL INCOME APPROACHING £19,000





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27a

Communal Entrance

Lobby

Living Room

Bedroom

Kitchen

Bathroom

Rear Lobby

Personal door to;

12' 0" x 11' 10" (3.65m x 3.60m)

13' 5" x 11' 8" (4.09m x 3.55m)

9' 8" x 7' 10" (2.94m x 2.39m)

8' 6" x 7' 0" (2.59m x 2.13m)

Door to a courtyard garden.

27b

Access to;

Open Plan Living Room /
Kitchen Area

15' 2" x 11' 5" (4.62m x 3.48m) The
kitchen includes a built-in oven and hob.
Access to roof terrace.

Bedroom 1

11' 3" x 8' 0" (3.43m x 2.44m)

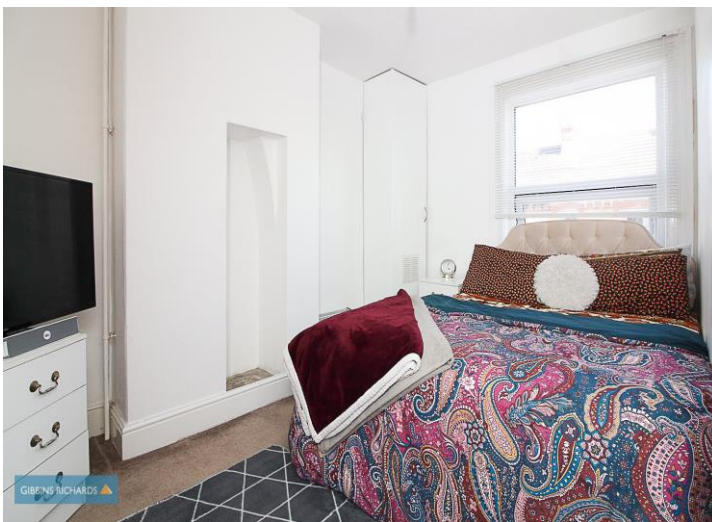
Bedroom 2

7' 9" x 6' 10" (2.36m x 2.08m)

Utility Area

Bathroom

8' 0" x 6' 3" (2.44m x 1.90m)



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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.



50 High Street, Taunton, Somerset TA1 3PR Tel: 01823 332828

Email: tn@gibbinsrichards.co.uk Web: www.gibbinsrichards.co.uk