



2 Winchester Street, Taunton TA1 1QQ

£220,000

GIBBINS RICHARDS   
Making home moves happen

A well presented terraced home currently let on an HMO basis with four lettable rooms. The house is perfectly located with good access to the town centre and the train station. The property is has gas central heating and double glazing, and a driveway and parking for 1 car to the rear.

Tenure: Freehold / Energy Rating: D / Council Tax Band: B

Winchester Street is located close to the town centre with good access to local shops, train station and the M5 motorway. Sold with no onward chain the property is currently generating an income of approx.£1,980 per month

ESTABLISHED HMO PROPERTY  
FOUR LETTING ROOMS  
DOUBLE GLAZING  
GAS CENTRAL HEATING  
COURTYARD REAR GARDEN  
OFF ROAD PARKING FOR ONE CAR  
GARAGE  
LOCATED WITHIN EASY REACH OF TAUNTON TOWN CENTRE  
CLOSE TO TOWN CENTRE  
NO ONWARD CHAIN



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	Entrance via uPVC door into;
Hallway	Stairs to first floor.
Room 4	14' 7" into bay x 12' 0" (4.44m x 3.65m) Double glazed window to front.
Communal Sitting Room	13' 3" x 11' 7" (4.04m x 3.53m) Double glazed French doors to rear. Fireplace and door to;
Kitchen	11' 9" x 7' 9" (3.58m x 2.36m) Double glazed window to side. Space for washing machine, dishwasher, upright fridge/freezer and cooker. Access to;
Lobby	Double glazed door to side leading to the rear garden and door to;
Shower Room/Bathroom	Double glazed window to rear and side. Low level wc, vanity wash hand basin, bath, separate shower and chrome heated towel rail.
First Floor Landing	Over stairs storage cupboard.
Room 3	10' 9" x 8' 2" (3.27m x 2.49m) Double glazed window to rear.
Room 2	11' 9" x 10' 7" (3.58m x 3.22m) Double glazed window to rear.
Room 1	15' 5" x 12' 2" (4.70m x 3.71m) Double glazed window to front.
Outside	To the rear of the property is a courtyard garden enclosed by wall and fencing with rear pedestrian gate giving access to off road parking for one car and garage with up and over door.



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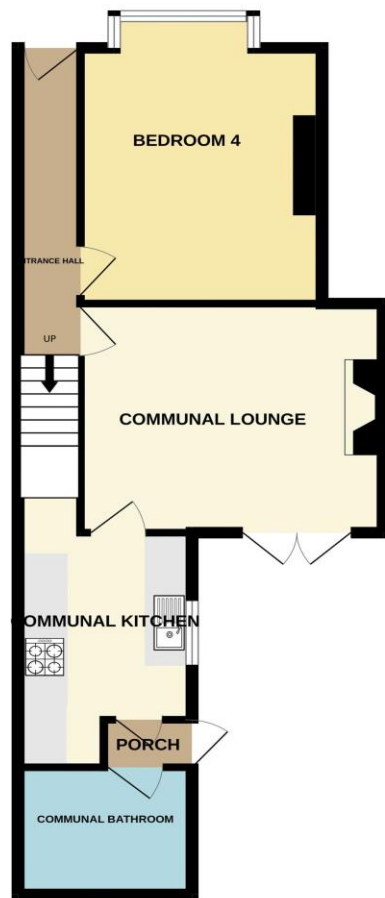


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GROUND FLOOR  
525 sq.ft. (48.8 sq.m.) approx.



1ST FLOOR  
452 sq.ft. (42.0 sq.m.) approx.



TOTAL FLOOR AREA : 977 sq.ft. (90.8 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.  
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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.

Once an offer is accepted by our client, an Administration Fee of £20 + VAT (£24) per buyer will be required in order 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 should a purchase cease to continue. It can be paid via a card machine, or via BACS transfer.



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