



GIBBINS RICHARDS

99 Staplegrove Road, Taunton TA1 1DP

£395,000

GIBBINS RICHARDS 
Making home moves happen

A near unique opportunity to acquire an investment property in an enviable position and with an income yield of approximately 6.5%. The property is configured into four separate flats, one of which is a two bedroom flat, each with their own heating systems and boilers. The property has been well maintained and is currently fully tenanted on long assured shorthold tenancies. There is a small rear courtyard garden and parking for three cars. The property is in good condition throughout and benefits from double glazing, gas central heating to all flats and all the necessary fire and safety elements are in place.

Tenure: Freehold / Flat 1 - Energy Rating: D / Council Tax Band: A

Flat 2 - Energy Rating: D / Council Tax Band: A

Flat 3 - Energy Rating: D / Council Tax Band: A

Flat 4 - Energy Rating: C / Council Tax Band: A

Flat 1 is accessed via a rear entrance door and a shared staircase to the first floor landing. There is a private entrance door into an entrance hall, off of which is a shower room, bedroom, sitting room and kitchen.

Flat 2 is on the ground floor and also offers a sitting room with bedroom off and en-suite bathroom and also a modern fitted kitchen. There is a bay window to the front.

Flat 3 is a ground floor two bedroom property, also accessed from the front, with a hallway leading to bedroom 1 and a sitting room, which in turn leads to the kitchen, 2nd bedroom and the bathroom. There is also rear access to the courtyard garden from flat 3.

Flat 4 is a first floor flat access from the shared staircase at the rear and benefits from a combined sitting room/kitchen, a double bedroom and an en-suite shower room.

All the flats are currently let and full information on each tenancy is available upon request. Externally there is a rear courtyard garden and parking for three cars as well as a private driveway, across which some neighbours have vehicular access.



ATTRACTIVE INVESTMENT OPPORTUNITY
FOUR SELF CONTAINED FLATS OVER TWO FLOORS
CONVERTED VICTORIAN BUILDING
MONTHLY INCOME FROM ALL FOUR FLATS OF £2,575
GAS CENTRAL HEATING
OFF STREET PARKING FOR THREE CARS
EXCELLENT RENTAL POTENTIAL





Flat 1 (First Floor)

Entrance Hall

Shower Room 5' 11" x 5' 1" (1.80m x 1.55m)

Bedroom 12' 5" x 11' 0" (3.78m x 3.35m)

Sitting Room 13' 0" x 12' 5" (3.96m x 3.78m)

Kitchen 9' 5" x 7' 2" (2.87m x 2.18m)

Flat 2 (Ground Floor)

Entrance into;

Sitting Room 14' 7" x 13' 4" (4.44m x 4.06m) Plus bay window.

Kitchen 13' 5" x 10' 9" (4.09m x 3.27m) Including boiler cupboard.

Bedroom 12' 1" x 10' 11" (3.68m x 3.32m)

En-suite Bathroom 6' 8" x 6' 2" (2.03m x 1.88m)

Flat 3 (Ground Floor)

Entrance Hallway

Bedroom 1 13' 0" x 12' 3" (3.96m x 3.73m)

Sitting Room 12' 3" x 12' 2" (3.73m x 3.71m)

Kitchen 15' 1" x 14' 6" (4.59m x 4.42m)

Bathroom 6' 7" x 6' 1" (2.01m x 1.85m)

Rear Bedroom 2 8' 7" x 5' 7" (2.61m x 1.70m)

Flat 4 (First Floor)

Entrance Hall

Sitting Room/Kitchen 12' 11" x 11' 4" (3.93m x 3.45m)

Bedroom 12' 5" x 8' 6" (3.78m x 2.59m)

Shower Room 6' 7" x 3' 7" (2.01m x 1.09m)

Outside Courtyard garden. Driveway leading to three car parking spaces.

GROUND FLOOR
1126 sq.ft. (104.6 sq.m.) approx.

1ST FLOOR
776 sq.ft. (72.1 sq.m.) approx.



TOTAL FLOOR AREA : 1902 sq.ft. (176.7 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 £30 + VAT (£36) **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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