



GIBBINS RICHARDS 
Making home moves happen

7 Wheatleigh House, Wheatleigh Close, Taunton TA1 4QE
£259,500

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Two bedroomed maisonette / Short walk into town / Garage & Parking

An elegant first-floor maisonette set within a Grade II* listed period house, conveniently located just off Trull Road near the town centre.

Tenure: Leasehold / Energy Rating: E / Council Tax Band: C

Originally forming the servants' accommodation of this distinguished mid-19th century Grade II* listed residence, and set within a conservation area, the apartment offers well-proportioned rooms with high ceilings and large windows that fill the space with natural light. The sitting room enjoys far-reaching views across Taunton towards the Quantock and Blackdown Hills. Combining period character with modern convenience, the property features a contemporary fitted kitchen, a generous bathroom, and gas-fired central heating. Externally, there is a single garage, parking, and beautifully maintained communal gardens, presenting a rare opportunity to acquire a characterful home in a highly convenient and sought-after location.

Approximately 94.9 square meters

Two bedroomed maisonette

Garage & parking

Well presented accommodation

Walking distance to the Town Centre

Beautifully maintained communal gardens

Period features

Grade II* listed

Gas central heating





Entrance Hall

Hall

Sitting Room

18'4" into bay 15' 6" x 14' 2" (4.72m x 4.31m) Fitted window seat.

Kitchen

11' 0" x 7' 0" (3.35m x 2.13m)

Bedroom 1

12' 11" into bay x 10' 9" (3.93m x 3.27m)
Built-in wardrobe.

Bedroom 2

11' 0" x 10' 0" (3.35m x 3.05m)

Bathroom

9' 6" x 9' 6" (2.89m x 2.89m)

Utility Room

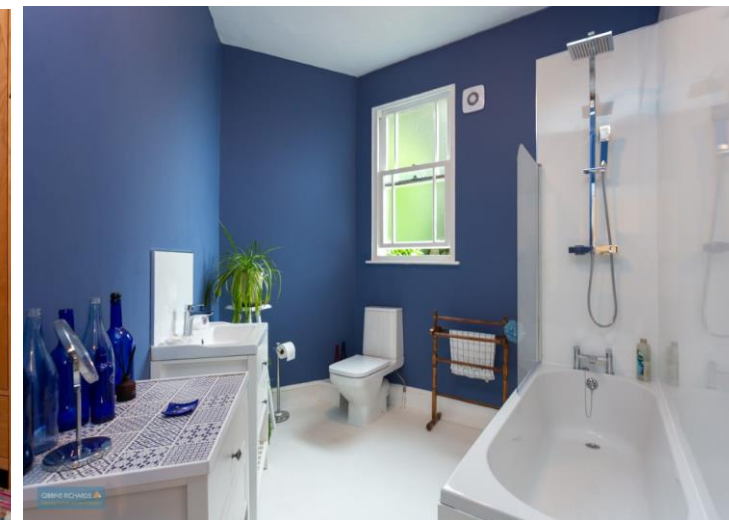
19' 0" x 6' 6" (5.79m x 1.98m) narrowing to 4' 10" WC. Door to courtyard.

Outside

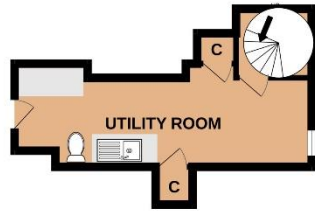
The property enjoys delightful communal gardens with an abundance of trees and shrubs as well as lawned areas and a Single Garage 17'6 x 8'7 (5.33m x 2.62m) with up and over door and additional parking for one vehicle.

Tenure and Outgoings

The property is leasehold and has a 999 year lease dated 1st January 1984 (957 years remaining). The service charge is £1,920 per annum and this includes the ground rent.



CELLAR
170 sq.ft. (15.8 sq.m.) approx.



ENTRANCE FLOOR
851 sq.ft. (79.1 sq.m.) approx.



TOTAL FLOOR AREA: 1021 sq.ft. (94.9 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 £40 + VAT (£48) 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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