



**FOR SALE**

# Residential Investment Portfolio

Taunton, Somerset

Comprising 11 modern dwelling houses all let on ASTs

# Location

Taunton is one of the best connected places in the South West for business, living and skills. It is located at the heart of the region, with excellent transport connections. It benefits from excellent road and rail links to the South East and the Midlands, as well as international links for importers and exporters via Exeter and Bristol airports. Bristol and Exeter are only a short 40 minute drive away, whilst London can be reached in under 21/2 hours by road or just 100 minutes by rail. Taunton is an attractive place to live, work and visit due to its pleasant setting, its market town scale, culture and lifestyle, good schools and colleges, ease of access, and employment opportunities in modern, mainly service based industries. Taunton offers an enviable lifestyle, where culture, art and community are surrounded by natural landscapes and open, public spaces. The town is well-suited for walking and cycling – much of the town is relatively flat and most destinations are within walking or cycling distances of people's homes. The network of green and blue infrastructure - the town's attractive open spaces – along with the river and canal, make many journeys attractive and pleasant

**M5**



**3 miles**

**A303**



**13 miles southwest**

**Exeter**



**32 miles**

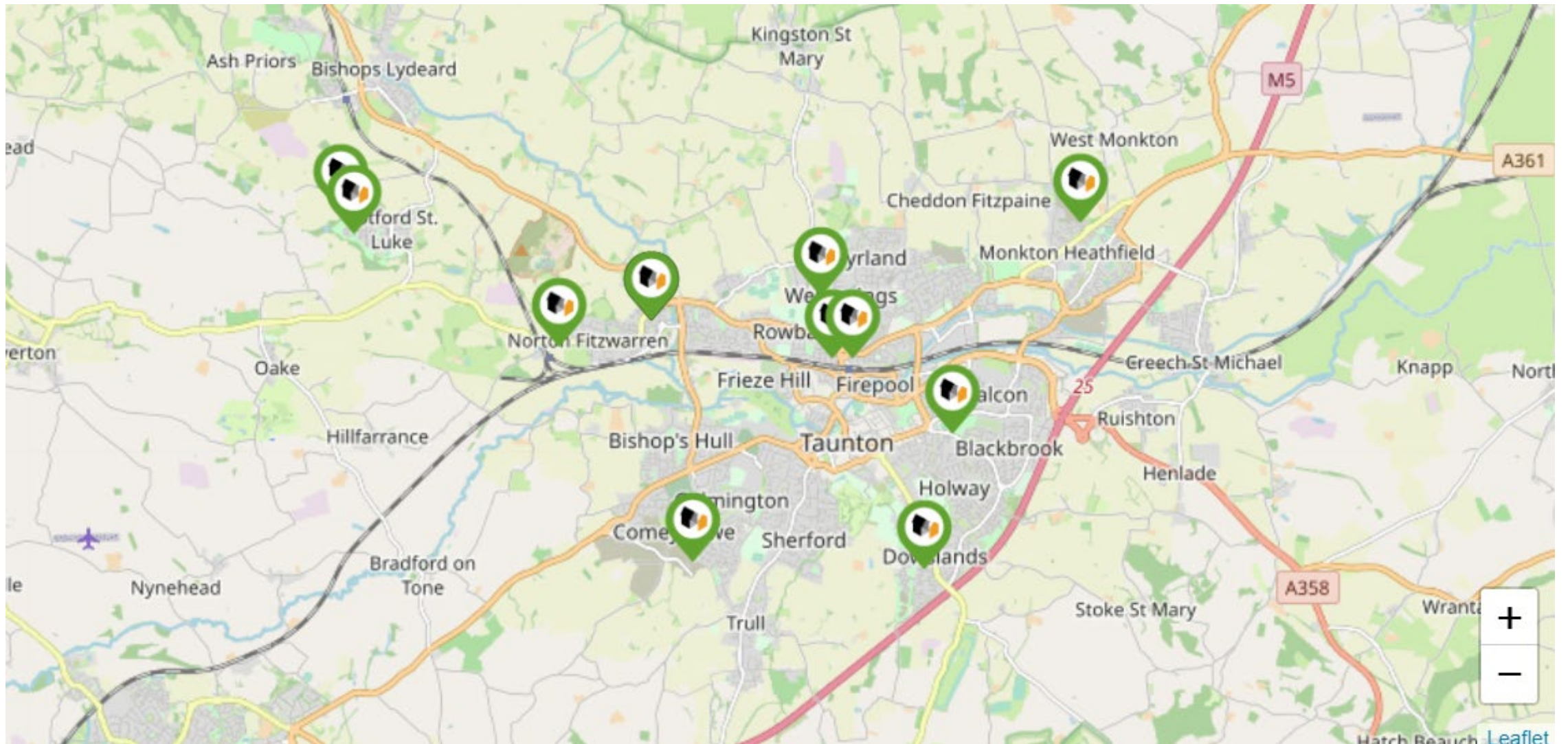
**Bristol**



**49 miles**



# Property Portfolio Locations





# Portfolio

## Description

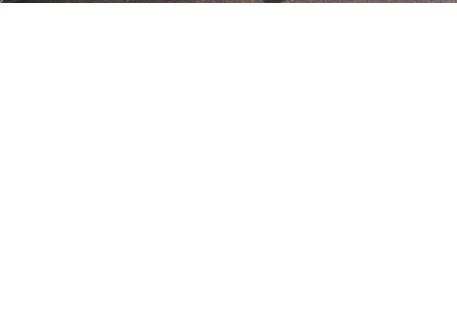
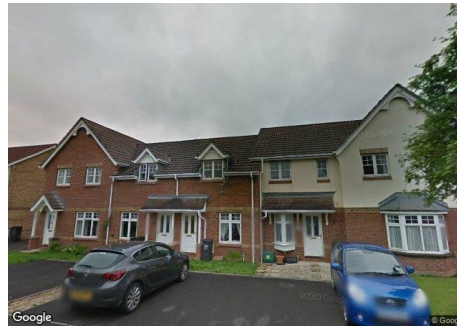
The portfolio comprises 11 No. dwelling houses, being a mixture of 2 and 3 bedroom modern estate type housing in the Taunton area. The individual properties are listed in the [Property Portfolio Summary](#) below and are generally 2 storey terrace housing with either off street or garage parking. The is scope to split the portfolio and sell individual dwellings.

We have provided a full description of each property in the schedule below.

The portfolio is held in a single company and therefore the sale may be by way of a Transfer of a Going Concern.

## Services

We are advised that all main services are connected to the premises. We confirm that we have not tested any of the service installations and any purchaser must satisfy themselves independently as to the state and condition of such items..



# Property Description Schedule

Property	Description
20 Rogers Walk, Cotford St Luke, Taunton TA4 1HY	A two bed terrace home located within the village of Cotford St. Luke. The accommodation consists of: entrance hall, kitchen, sitting/dining room, two bedrooms and family bathroom. Externally the property benefits from tandem parking for two vehicles and a tiered rear garden. The village of Cotford provides primary school, playing fields, village store and public house and lies approximately 6 miles to the west of the county town of Taunton.
10 Cheddon Mews, Taunton TA2 7HT	This two bed terrace home is located on the north side of Taunton. The well-presented accommodation consists of; entrance hall, open plan sitting/dining room/kitchen, cloakroom, two bedrooms and family bathroom. Externally the property benefits from an enclosed rear garden and allocated parking for one vehicle. Cheddon Mews is a modern development located in north Taunton, which is within a short walk of Wellsprings Leisure Centre and Taunton Academy secondary school, whilst the town centre is served by a frequent bus service and the picturesque Quantock Hills are nearby.
100 Grove Gate, Staplegrove, Taunton TA2 6DF	A modern two bedroom end of terrace property located in a popular development on the west side of Taunton. The accommodation consists of: entrance hall, kitchen, sitting/dining room, cloakroom, two bedrooms and a family bathroom. Externally the property benefits from front and rear gardens and two tandem parking spaces. Grove Gate is a residential area in the parish of Staplegrove, which is situated off Silk Mills Road. There are a number of amenities nearby whilst a park and ride service operates into the town centre.
107 Hob Close, Monkton Heathfield, Taunton TA2 8GN	This lovely two bed modern home is in the popular Monkton Heathfield area of Taunton. The accommodation consists of: entrance hall, cloakroom, open plan kitchen/sitting room, two double bedrooms and family bathroom. Externally the property benefits from off road parking to the front and a garden with rear access behind. Located in Monkton Heathfield, a popular residential area to the northeast of Taunton. For the commuter, the M5 motorway at junction 25 is easily accessible, whilst Taunton town centre is approximately two miles distant and provides a wealth of shopping and leisure facilities.
121 Eaton Crescent, Taunton TA2 7UF	A modern two bed terrace home conveniently located for the Town Centre. The accommodation consists of sitting room, kitchen/diner, two first floor bedrooms and separate bathroom. Externally the property benefits from allocated parking and an enclosed rear garden. There are local facilities close to hand including Tesco Express whilst the railway station and town centre can be accessed on foot.
122 Morse Road, Taunton TA2 6BS	A two bed coach house located in the sought after village of Norton Fitzwarren. The accommodation consists of: an open plan lounge/diner with archway leading to the kitchen, two bedrooms and bathroom. Externally the property benefits from a single garage. Norton Fitzwarren contains a good range of day to day amenities including a nearby shopping parade, medical centre, primary school and public house. Taunton town centre is less than 3 miles distant and boasts a wide and comprehensive range of shopping facilities as well as a park and ride bus service.
22 Compton Close, Taunton TA2 7UD	A modern two bed terrace home conveniently located for the Town Centre. The accommodation consists of sitting room, kitchen/diner, two first floor bedrooms and separate bathroom. Externally the property benefits from allocated parking and an enclosed rear garden. There are local facilities close to hand including Tesco Express whilst the railway station and town centre can be accessed on foot. The accommodation is warmed by gas central heating.



# Property Description Schedule

Property	Description
116 Burge Crescent, Cotford St Luke, Taunton TA4 1PD	A two bed terrace home located in the village of Cotford St. Luke. The accommodation consist of: entrance hall, cloakroom, kitchen, sitting/dining room, two first floor bedrooms and bathroom. Externally the property benefits from a south facing garden, singe garage and driveway for two cars. Cotford St Luke is a thriving modern village community with amenities including a general store, public house/restaurant, primary school, community centre, plenty of well-maintained public open spaces and a regular public transport service. The village lies approximately 5/6 miles to the northwest of Taunton.
7 Fivash Close, Taunton TA1 4YF	This two bed terrace home is located in Galmington, a sought-after residential area to the southwest of Taunton. The accommodation consist of: entrance hall, sitting/dining room, two double bedrooms and bathroom. Externally the property benefits from a courtyard garden to the front, parking and single garage in a nearby block. The property is situated in a quiet cul-de-sac which is within walking distance of Musgrove Park Hospital as well as being in the catchment for outstanding primary and secondary schools. The town centre is approximately 1.5 miles distant.
31 Celandine Mead, Taunton TA1 3XF	Situated in Celandine Mead in the very popular Dowslands area of Taunton. The property has two double bedrooms and a bathroom upstairs. Downstairs there's a lounge to the front and a kitchen diner at the rear. The property has gardens to the front and rear as well as a tandem parking space. Bluebell Close is a cul-de-sac on the south eastern outskirts of Taunton, therefore allowing easy access to Bishop Foxs secondary school, Richard Huish college, shopping parade nearby, whilst the town centre is only 1.5 miles distant.
111 Thames Drive, Taunton TA1 2TE	A three bed end of terrace home located at the end of a quiet cul-de-sac in Blackbrook. The accommodation consists of; sitting room, kitchen/diner, three first floor bedrooms and a family bathroom. Externally the property benefits from a single garage, driveway and enclosed rear garden. Blackbrook contains a number of amenities to include a shopping parade, leisure centre, medical centre, pub and primary school. The M5 motorway at junction 25 is easily accessible, together with Hankridge Farm retail park, whilst Taunton town centre is approximately 1 mile distant.



# Planning | Rates | EPC | Terms

## Planning

Any occupier should make their own enquiries to the Planning Department of Somerset Council [www.somerset.gov.uk](http://www.somerset.gov.uk)

## Council Tax

The Council Tax bands for the individual properties are listed on the [Property Portfolio Summary](#).

The billing authority is Somerset Council.

## Energy Performance Certificate

The EPC assessments for the individual properties are listed on the [Property Portfolio Summary](#).

## Tenancies

The dwellings are all subject to Assured Shorthold Tenancies. The portfolio is full let and the **current income is £94,980 per annum**, with the **reversionary rent estimated at £119,040 per annum**. Current rentals range from £625 to £950 per calendar month.

## Data Room

Further information on the above, together with general information regarding the individual properties and the general market is available in data room, which can be accessed by clicking [HERE](#).

Individual Sprift Reports for the properties can be found in the date room or by clicking on the report icon within the Property Portfolio Summary.

## Purchase Price

Guide price of **£2.200,000. (Two Million and Two Hundred Thousand Pounds)**.

This reflects a Gross Yield of 4.31%, with a reversionary Gross Yield of 5.41%.

The sale can be treated as a Transfer of a Going Concern (TOGC).

## Legal Costs

Each party is to be responsible for their own legal costs.












## VAT

Under the Finance Acts 1989 and 1997, VAT will not be levied on the purchase price.

## AML

A successful purchaser will be required to provide relevant information to satisfy the AML requirements when Heads of Terms are agreed.

# Property Portfolio Summary

Property	Interactive Report Link	Current Rent	Estimated Market Rent	AST Lease Commencement	Description	EPC Band (Expiry)	Council Tax Band	Estimate Vacant possession Market Value
20 Rogers Walk, Cotford St Luke, Taunton TA4 1HY		£850	£900	13 January 2023	Modern 2 bed terrace house with parking.	C78 (expired 6/2/2023)	B	£220,000
10 Cheddon Mews, Taunton TA2 7HT		£850	£900	2 May 2023	Modern 2 bed terrace house with parking.	C74 (12/9/2032)	B	£210,000
100 Grove Gate, Staplegrove, Taunton TA2 6DF		£950	£950	29 August 2023	2 bed semi-detached house with parking.	C80 (expired 8/10/2023)	B	£220,000
107 Hob Close, Monkton Heathfield, Taunton TA2 8GN		£795	£900	30 July 2021	Modern 2 bed terrace house with parking.	B81 (16/8/2027)	B	£225,000
121 Eaton Crescent, Taunton TA2 7UF		£625	£875	25 August 2018	Modern 2 bed terrace house with parking.	C73 (14/3/2032)	B	£220,000
122 Morse Road, Taunton TA2 6BS		£625	£850	11 December 2017	Modern 2 bed terrace house with garage.	B81 (expired 11/2/2020)	B	£210,000
22 Compton Close, Taunton TA2 7UD		£850	£895	15 July 2023	Modern 2 bed terrace house with parking.	C72 (3/7/2029)	B	£220,000
116 Burge Crescent, Cotford St Luke, Taunton TA4 1PD		£675	£875	18 June 2016	Modern 2 bed terrace house with garage.	C73 (expired 9/2/2019)	B	£215,000
7 Fivash Close, Taunton TA1 4YF		£800	£850	12 September 2022	Modern 2 bed terrace house with garage.	C73 (14/2/2032)	B	£210,000
31 Celandine Mead, Taunton TA1 3XF		£895	£925	23 August 2022	Modern 2 bed terrace house with parking.	C77 (22/3/2032)	B	£220,000
111 Thames Drive, Taunton TA1 2TE		£800	£1000	29 April 2016	1980's 3 bed end terrace house with garage.	C73 (16/11/203)	B	£220,000

General information within Sprift Reports for each property can be accessed by clicking on the individual  icon.



# Viewing Arrangements

For further information or to arrange an inspection, please contact the agents:

## Gibbins Richards



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**AK Ref:** AM/98729

Subject to Contract

## Important Notice

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This marketing brochure is for guidance only and does not form part of any offer or contract and must not be relied upon as statements or representations of fact.

### 3. Control of Asbestos Regulations 2012 (CAR 2012)

It is the responsibility of the owner or tenant of the property, and anyone else who has control over it and/or responsibility for maintaining it, to comply with the regulations. The detection of asbestos and asbestos-related compounds is beyond the scope of Alder King and accordingly we recommend you obtain advice from a specialist source.