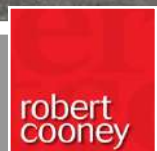




Masons House Masons Court, Magdalene Street, Taunton TA1 1SG

£375,000





An investment opportunity in the centre of Taunton. A well presented detached property currently arranged as three flats within a single dwelling. No onward chain.

Proposed rents: Ground floor flat £950pcm; First floor flat: £925pcm; Second floor flat: £825pcm.





Features

Ground Floor Flat

- Entrance Hall, Fitted Kitchen / Living Room, Master Bedroom, Further Bedroom, Family Bathroom

Flat 6 – First Floor

- Entrance Hall, Living Room, Fitted Kitchen, Utility Room, Master bedroom with Ensuite Shower Room, Further Bedroom, Family Bathroom

Flat 7 – Second Floor

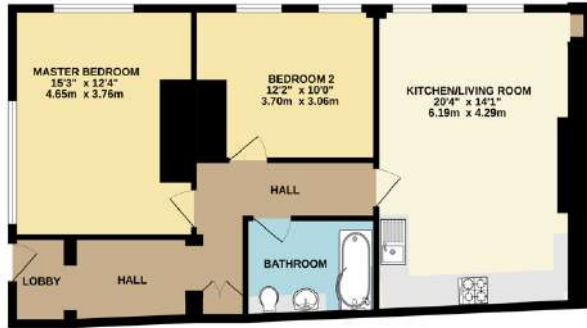
- Entrance Hall, Living Room, Fitted Kitchen, Utility Room, Master bedroom with Ensuite Shower Room, Further Bedroom, Family Bathroom

- Double glazing
- Electric heating
- Council tax band B

- What3words:
///lower.work.ends



GROUND FLOOR
737 sq.ft. (68.4 sq.m.) approx.



TOTAL FLOOR AREA: 737 sq.ft. (68.4 sq.m.) approx.
These dimensions are based on the measurements of the finished completed floor. Measurements are taken to the face of the walls and any other details are given as an approximate guide only. The actual area may vary slightly from the above. The actual area may vary slightly from the above. The actual area may vary slightly from the above.



FIRST FLOOR
751 sq.ft. (69.8 sq.m.) approx.



TOTAL FLOOR AREA: 751 sq.ft. (69.8 sq.m.) approx.
These dimensions are based on the measurements of the finished completed floor. Measurements are taken to the face of the walls and any other details are given as an approximate guide only. The actual area may vary slightly from the above. The actual area may vary slightly from the above. The actual area may vary slightly from the above.



SECOND FLOOR
746 sq.ft. (69.3 sq.m.) approx.



TOTAL FLOOR AREA: 746 sq.ft. (69.3 sq.m.) approx.
These dimensions are based on the measurements of the finished completed floor. Measurements are taken to the face of the walls and any other details are given as an approximate guide only. The actual area may vary slightly from the above. The actual area may vary slightly from the above. The actual area may vary slightly from the above.



Viewing strictly through the selling agents:

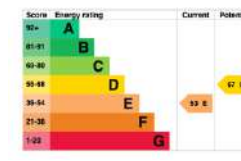
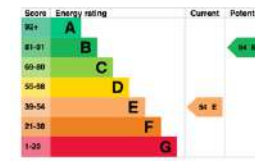
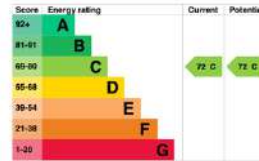
Robert Cooney

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Somerset TA1 4AW

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For clarification, we wish to inform prospective purchasers that: these particulars are set out as a general outline only for the guidance of intended purchasers, and do not constitute, nor constitute part of, an offer or contract; all descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details, are given without responsibility and any intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them; no person in the employment of Robert Cooney has any authority to make or give any representation or warranty whatever in relation to this property; we have not carried out a detailed survey nor tested the services, appliances and specific fittings.

**robert
cooney**