

North End Mill

Creech St Michael, Taunton Deane
Somerset, TA3 5EB

Freehold
Semi-detached Property

1,061 Sq Ft (98.5 Sq M)



Guide Price | £220,000 + VAT
By online auction



Amenities



Peaceful
Setting



Semi
Detached



Commercial use
with alternative
uses available STP



Excellent
natural light
throughout



Freehold



Easy access
to M5 (J25)

North End

1,061 Sq Ft (98.5 Sq M)

Description

Semi-detached single storey commercial premises with front entrance and side access doors. Internally the property currently comprises an array of open plan reception, office and storage rooms with kitchen and WCs.

Alternative uses could be available subject to planning.

The property is situated within a cul-de-sac just off a small roundabout. There is NO car parking demised for the property however there is space potentially for a few cars directly outside the front elevation.

****For sale by online auction (subject to sale prior, reserve and conditions)****

Location

Nestled on the edge of the highly regarded village of Creech St Michael, North End enjoys a delightful semi-rural setting surrounded by the attractive Somerset countryside whilst remaining conveniently close to the county town of Taunton. The village is renowned for its strong community atmosphere, historic character and excellent access to both local amenities and major transport links.

Residents benefit from a range of everyday amenities within the village, including a primary school, village shop, public houses, community facilities and beautiful walking routes along the surrounding countryside and the River Tone. The area offers an ideal balance of rural charm and modern convenience, appealing to families, professionals and those seeking a more relaxed pace of life.

North End is particularly well placed for commuters, with Taunton town centre approximately 4 miles away, providing an extensive selection of shopping, leisure and educational facilities, together with a mainline railway station offering direct services to London Paddington and the South West. Excellent road connections are available via the nearby M5 motorway (Junction 25), making travel throughout the region straightforward.

The surrounding landscape is characterised by open countryside, picturesque lanes and an abundance of walking and cycling opportunities, allowing residents to enjoy the very best of Somerset's natural beauty. Combining village lifestyle, accessibility and attractive rural surroundings, North End represents a highly desirable location within the Taunton Deane area.



Accommodation

Description	Sq Ft	Sq M
Staff Room / Kitchen	218	20
Reception	238	22
Study	82	7.6
Office	267	24.8
Total (including hallway)	1,061	98.5

Locations

Taunton: 4 miles
M5: 3 miles
A38: 1 mile

Nearest station

Taunton: 2.7 miles
Nearest airport
Exeter: 24 miles



Further information

Important Notices

This property is available for sale by online auction. Interested buyers will need to register in advance and complete an ID verification before being able to place a bid. There is no charge for registering. Buyers should allow sufficient time to complete this process before the time period expires. Full details can be found on Fisher German's online auction page www.fishergerman.co.uk/current-auctions.

Guide Price

For sale by online auction (subject to sale prior, reserve and conditions). This property is available to purchase at a guide price of £220,000 exclusive of VAT.

Legal Pack

A legal pack and any special conditions will be available on Fisher German's online auction page and interested parties will need to register before accessing the legal documents. It is the responsibility of a prospective buyer to make all necessary enquiries prior to the auction.

Condition of Sale

The property will, unless previously withdrawn, be sold subject to common auction conditions and special conditions of each sale may be found in the legal

documents section of the Fisher German online auction page. Each buyer shall be deemed to have notice of each condition and all the terms thereof and to bid on those terms whether they shall have inspected the said conditions or not.

Deposit

The full 10% deposit shall be transferred by the buyer to their solicitor for onward transmission by 12 noon the following working day to the seller's lawyer. It is therefore essential that you instruct your solicitor ahead of the auction.

Completion

Completion will take place 20 working days after exchange of contracts, unless otherwise varied and specified in the legal pack.

Fees

The purchase of this property is subject to a combined buyer and admin fee of £6,000 Including VAT as stated on the auction listing. The buyer will also be required to reimburse the search fees of £750 plus VAT.

Tenure

Freehold.

Services

We confirm we have not tested any of the service installations and any occupiers must satisfy themselves as to the state and condition of such items.

EPC

The EPC rating is E - 124.

Planning

The unit has most recently been used as a funeral director's.

Fixtures & Fittings

Any fixtures and fittings not expressly mentioned within these particulars are excluded from the sale.

Anti Money Laundering

The successful purchaser will be required to submit information to comply with Anti Money Laundering Regulations.

Further Information

VAT

Unless otherwise stated, all prices and rents quoted are exclusive of Value Added Tax (VAT). Any intending purchaser should satisfy themselves independently as to VAT in respect of this transaction.

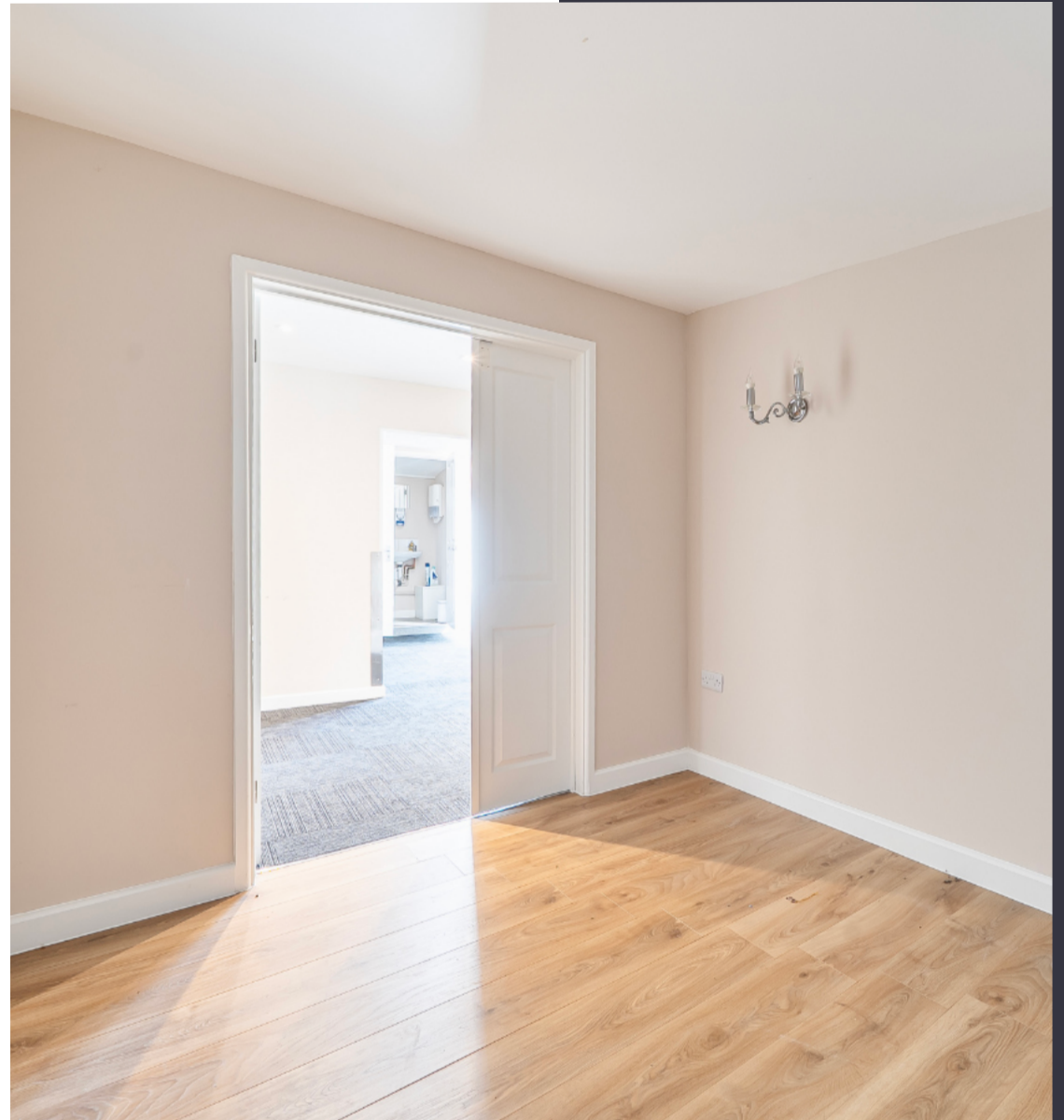
Viewings

Strictly by prior arrangement with the sole agents.

Location

Address: North End, Creech St Michael, Taunton Deane, Somerset, TA3 5EB

What3words: ///forwarded.stuffy.stitching

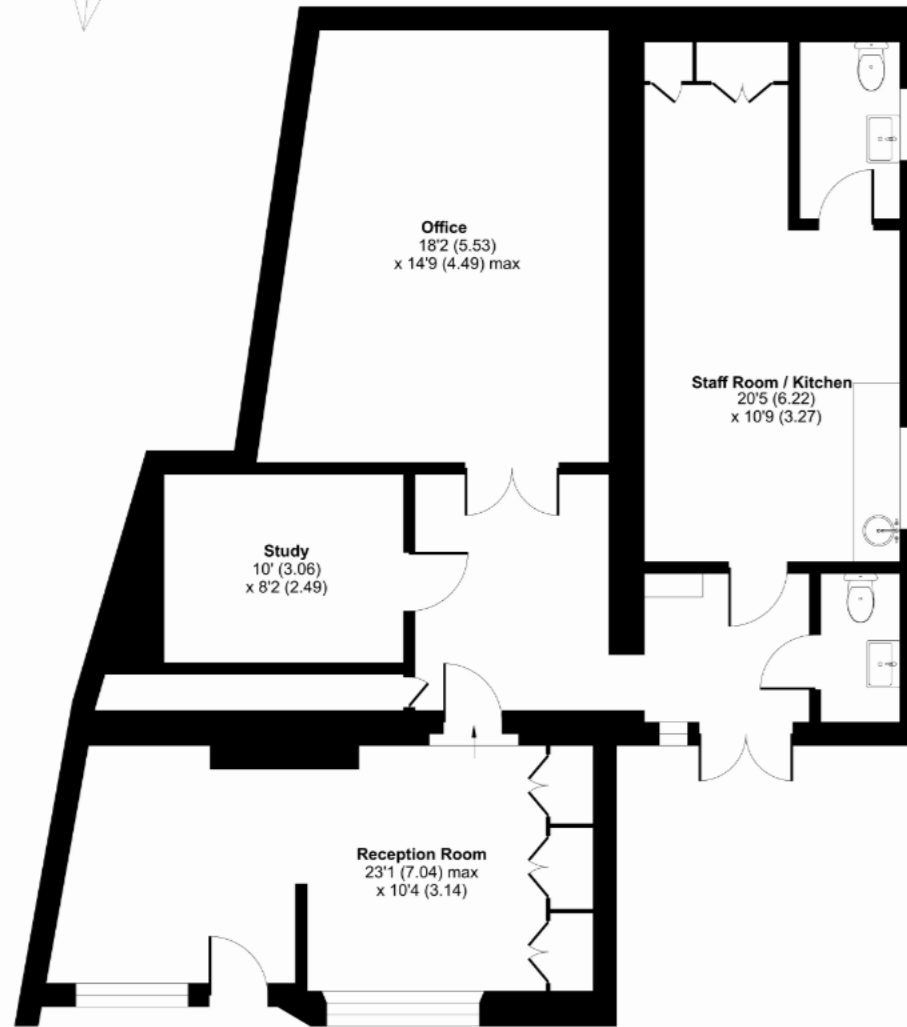


Floorplan

North End Mill, North End, Creech St. Michael, Taunton, TA3

Approximate Area = 1061 sq ft / 98.5 sq m

For identification only - Not to scale



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Fisher German. REF: 1494795

Contact us

Viewings by appointment only.

To arrange a viewing, please contact:



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Particulars dated July 2026. Photographs dated July 2026.



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