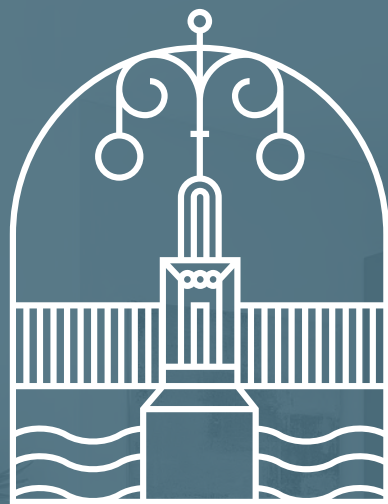




# WATERSIDE PLACE

TAUNTON

A MODERN DEVELOPMENT OF RIVERSIDE LUXURY  
APARTMENTS IN TAUNTON, SOMERSET

# Welcome

Set in one of the UK's most idyllic towns, Waterside Place is a modern collection of luxury 1- & 2-Bedroom Apartments, finished to the highest standard.

Located on the edge of the River Tone, it benefits from stunning waterside views, while absorbing the surrounding green spaces. On the grounds, the development benefits from a spacious communal courtyard and ample parking space.

Its location is second to none and benefits from being within walking distance of all the town has to offer making it Taunton's most desirable residential property.

From inside, the apartments offer exquisite views of the Somerset landscape while large windows allow the natural light to stream in.



# Investment Principles



250  
Year Lease

...

Low  
Ground Rent  
– Peppercorn

...

Short Let  
Approved

Experienced  
Property  
Developers

...

Deposit  
Protection  
In Place



# Taunton – The Heart of Somerset

As an eclectic market town in the heart of Somerset, Taunton brings together a unique collection of shops, bars and restaurants forming the region's principal retail and commercial centre.

Whether it's browsing the family-run Hatchers department store or stocking up from over 65 stalls at the Taunton Independent Market, Taunton boasts a local community spirit. It's the quintessential rural town you've been hoping to find.



## Take the Scenic Route – Everywhere!

Benefiting from a thousand-year history, there's plenty to see in Taunton and with Waterside Place being a short distance from all the town has to offer, you're guaranteed to experience historical views every day. Taunton Castle and Castle Green are just 6 minutes' walk, and the renowned Somerset County Cricket Club is a leafy 10-minute stroll.

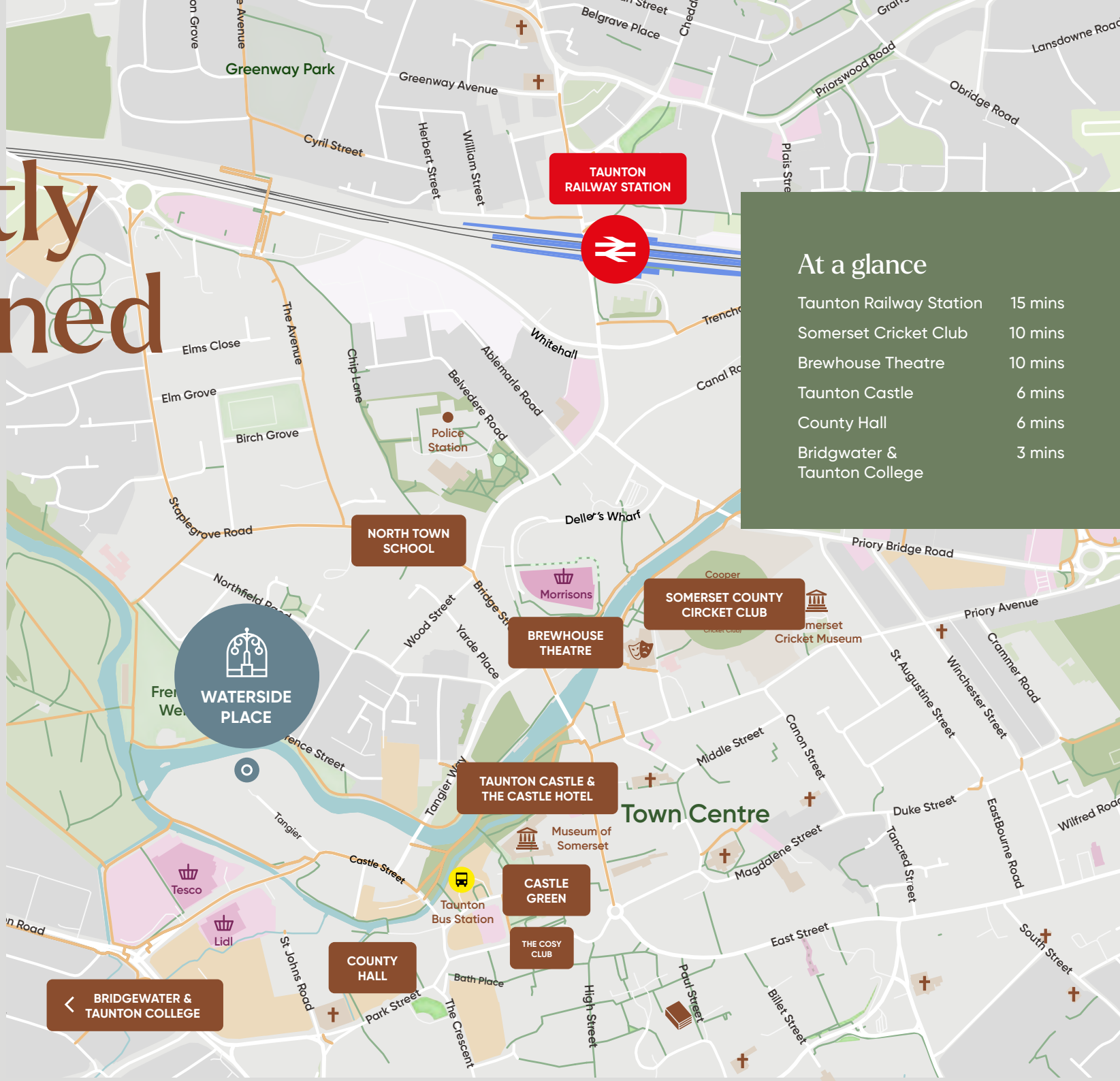


# Perfectly Positioned

## Key

- Footpath
- Cycle Lane

0 250m



TAUNTON  
RAILWAY STATION



## At a glance

|                              |         |
|------------------------------|---------|
| Taunton Railway Station      | 15 mins |
| Somerset Cricket Club        | 10 mins |
| Brehouse Theatre             | 10 mins |
| Taunton Castle               | 6 mins  |
| County Hall                  | 6 mins  |
| Bridgwater & Taunton College | 3 mins  |

NORTH TOWN  
SCHOOL

BREHOUSE  
THEATRE

SOMERSET COUNTY  
CRICKET CLUB

TAUNTON CASTLE &  
THE CASTLE HOTEL

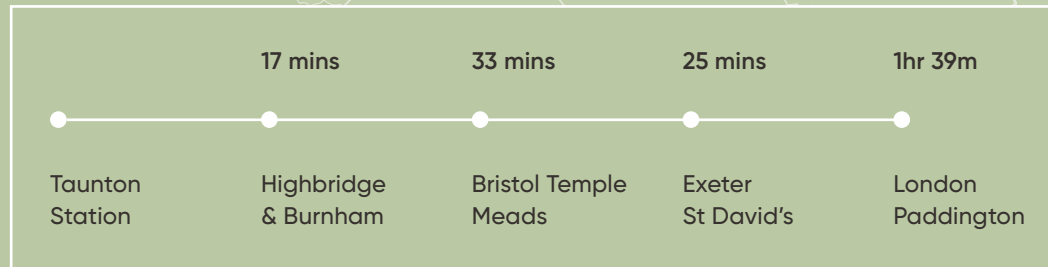
CASTLE  
GREEN

COUNTY  
HALL

BRIDGewater &  
TAUNTON COLLEGE

# Discover the Southwest of England

Taunton Railway Station is just 15 minutes' walk connecting the town to key cities such as Bristol, Exeter, and Penzance. Trains to London Paddington run frequently and arrive in the capital in around 1hr 40mins.



BURNHAM-ON-SEA

GLASTONBURY

TAUNTON

EXETER AIRPORT

Widely connected bus routes across Somerset and notable locations such as Glastonbury and Burnham-on-Sea ensure potential from both employment and tourism opportunities.

Just 40 minutes by road is Exeter airport which facilitates both domestic and international flights.



# The Changing Face of the Southwest

Identified as a Growth Hotspot in the South West, Somerset West and Taunton are experiencing large scale transformation as a result of a central government pledge of £22 billion to the South West region. With the regional population forecast to grow 25% by 2028, there's strong demand for more residential, retail, and commercial properties to accommodate the growth.

As the first town in the South West to achieve 'Garden Town Status', Taunton is committed to developing greater transport links, green space conservation and maintaining prosperity and sustainability.

## Investment Statistics

**£450m**

government investment in local healthcare sector

...

**£11m**

Taunton Digital Innovation Centre opening this year

...

UK Hydrographic Office based in Taunton, employing 900 staff.

...

**Nexus 25**

New international site for business and innovation

...

**£22bn**

Government regeneration commitment to the South West





# Financial Forecast

## Rental Property Cash Flow Analysis

| Number of Bedrooms                                    | 1 Bedroom   | 2 Bedroom   |
|-------------------------------------------------------|-------------|-------------|
| AVG. Purchase Price                                   | £185,400.00 | £222,500.00 |
| AVG. Size SQ FT                                       | 452.00      | 667.00      |
| Gross Annual Rental Income<br>@ Average 75% occupancy | £27,375.00  | £33,397.50  |
| Average Monthly Rent                                  | £2,281.25   | ££2,783.13  |

## Monthly Estimated Operating Expenses

|                                  |         |           |
|----------------------------------|---------|-----------|
| Property Management Fee @ 18%    | £410.63 | £500.96   |
| Broadband                        | £20.00  | £20.00    |
| Utility Bills                    | £100.00 | £125.00   |
| Council Tax - Band A 20/21       | £244.00 | £281.50   |
| Ground Rent - Peppercorn         | £0.83   | £0.83     |
| Service Charge @ £2.00 per SQ FT | £94.17  | £138.96   |
| Monthly Operating Expenses       | £850.79 | £1,039.46 |

## Net Operating Income (NOI)

|                                |              |              |
|--------------------------------|--------------|--------------|
| Total Annual Operating Income  | £27,375.00   | £33,397.50   |
| Total Annual Operating Expense | £10,209.50   | £12,473.55   |
| Annual Net Operating Income    | £17,165.50   | £20,923.95   |
| Net Yield:                     | <b>9.26%</b> | <b>9.40%</b> |

All figures are based on forecasts provided by the developer, are indicative only and are subject to change. Any financial information provided in this document is intended as a guide and does not constitute a contract, guarantee or advice.



# Make Your Investment Work For You



## Host & Stay

The UK rental sector continues to thrive as short-term lettings become the preferred choice of renters; as many professionals continue to search for viable living options outside of major cities such as London, heading further north or south for a different pace of life.

In addition, staycations and small-town tourism is on the rise as more of the UK begins to be re-discovered, creating a high demand for short-term lets.

This letting model has also become the choice for many property investors looking to generate sustainable income and frequent occupancy, while maintaining a hands-off approach.

## Introducing Host & Stay

At Host & Stay, we provide a unique, flexible, and modern approach to short-let management, with an end to end service built around you. Our proven methods help you reach a global audience, improve guest satisfaction, and boost the revenue and profitability of your short-let property. Combined with our full suite short-let management services including housekeeping, linen supply, and ongoing maintenance – we create a hands free, hassle free service for holiday home owners.

**HOST** | **STAY**



# WATERSIDE PLACE TAUNTON

**PRS** Property  
Redress  
Scheme

**ico.**  
Information Commissioner's Office

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