



89 Farriers Green, Monkton Heathfield, Taunton TA2 8PP
£349,950 – No Onward Chain

GIBBINS RICHARDS 
Making home moves happen

A detached four double bedroomed home located in a popular cul-de-sac position to the north east of Taunton and close to local amenities.

Tenure: Freehold / Energy Rating: D / Council Tax Band: D

The house has an entrance hall, cloakroom, kitchen, sitting room with dining area and a conservatory on the ground floor. The first floor has four double bedrooms, bathroom and master en-suite. The house has an integral garage and driveway parking, as well as a large south facing enclosed low maintenance garden to the rear and a further gravelled garden to the side of the property.

Offered to the market with no onward chain, this is an ideal family home, close to local amenities and only 2.5 miles from Taunton town centre.

DETACHED FOUR DOUBLE BEDROOMED HOUSE
EN-SUITE, BATHROOM, CLOAKROOM
SITTING ROOM, DINING AREA AND CONSERVATORY
INTEGRAL GARAGE AND ADDITIONAL PARKING
ENCLOSED SOUTH FACING LARGE REAR GARDEN
CENTRAL HEATING, DOUBLE GLAZING
BOARDED LOFT
TWO LARGE BUILT-IN WARDROBES
NO ONWARD CHAIN

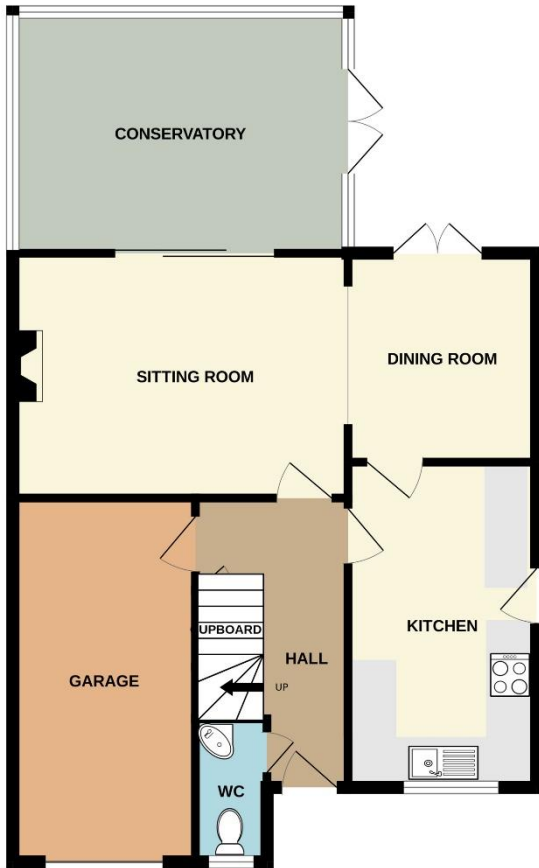




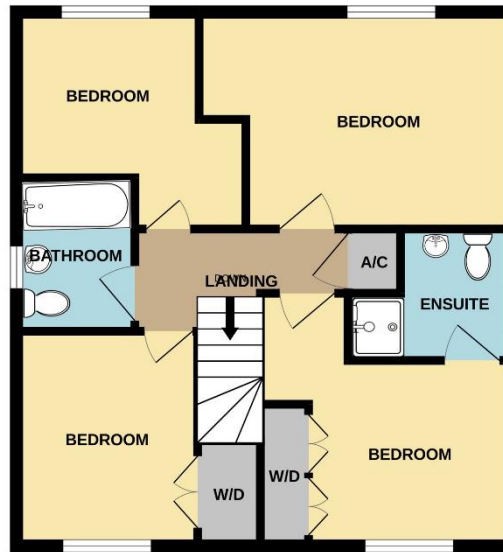
Entrance Hall	
Cloakroom	
Kitchen	14' 6" x 8' 3" (4.42m x 2.51m)
Sitting Room	15' 0" x 10' 11" (4.57m x 3.32m)
Dining Room	9' 0" x 8' 5" (2.74m x 2.56m)
Conservatory	14' 9" x 10' 8" (4.49m x 3.25m)
Integral Garage	16' 10" x 8' 4" (5.13m x 2.54m)
First Floor Landing	
Bedroom One	11' 10" x 10' 0" (3.60m x 3.05m) plus wardrobes
En-Suite	5' 3" x 5' 3" (1.60m x 1.60m)
Bedroom Two	12' 0" x 8' 0" (3.65m x 2.44m) plus recess
Bedroom Three	9' 9" x 8' 6" (2.97m x 2.59m) plus wardrobes
Bedroom Four	9' 9" x 6' 9" (2.97m x 2.06m) plus recess
Family Bathroom	7' 0" x 5' 7" (2.13m x 1.70m)
Outside	Enclosed south facing large rear garden with side access, laid mainly to gravel with walled and fenced boundaries.



GROUND FLOOR
762 sq.ft. (70.8 sq.m.) approx.



1ST FLOOR
533 sq.ft. (49.6 sq.m.) approx.



TOTAL FLOOR AREA : 1296 sq.ft. (120.4 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 £30 + VAT (£36) 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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