



GIBBINS RICHARDS 

4 Furs Close, Monkton Heathfield, Taunton TA2 8GH

£147,500

GIBBINS RICHARDS 
Making home moves happen

A modern one bedroomed first floor flat located within the village of Monkton Heathfield. The accommodation is well presented and consists of; entrance hall, open plan kitchen/sitting/dining room, one double bedroom and a bathroom. Externally the property benefits from a balcony, allocated parking and visitors parking.

Tenure: Leasehold / Energy Rating: B / Council Tax Band: A

The property occupies a pleasant position within the development, with open green spaces nearby. The M5 motorway at junction 25 is easily accessible. Taunton town centre is approximately two miles distant and provides a wealth of shopping and leisure facilities, as well as a mainline intercity railway station. The accommodation is warmed by gas central heating and is complete with double glazing throughout.

FIRST FLOOR FLAT
ONE DOUBLE BEDROOM
BALCONY
ALLOCATED AND VISITORS PARKING
WELL PRESENTED ACCOMMODATION
BUILT IN 2019
GAS CENTRAL HEATING
LONG LEASE





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Hallway	9' 10" x 10' 8" (3.00m x 3.26m) Storage cupboard.
Bedroom	11' 2" x 10' 8" (3.41m x 3.26m)
Bathroom	6' 9" x 5' 11" (2.06m x 1.81m)
Kitchen/Sitting/ Dining Room	21' 0" x 12' 4" (6.41m x 3.75m) With balcony 8' 6" x 4' 2" (2.58m x 1.27m).
Outside	Allocated parking and visitors parking.
Tenure and Outgoings	The property benefits from an original 999 year lease dated from January 2018. The annual current service charge for 2024 is £1,279.



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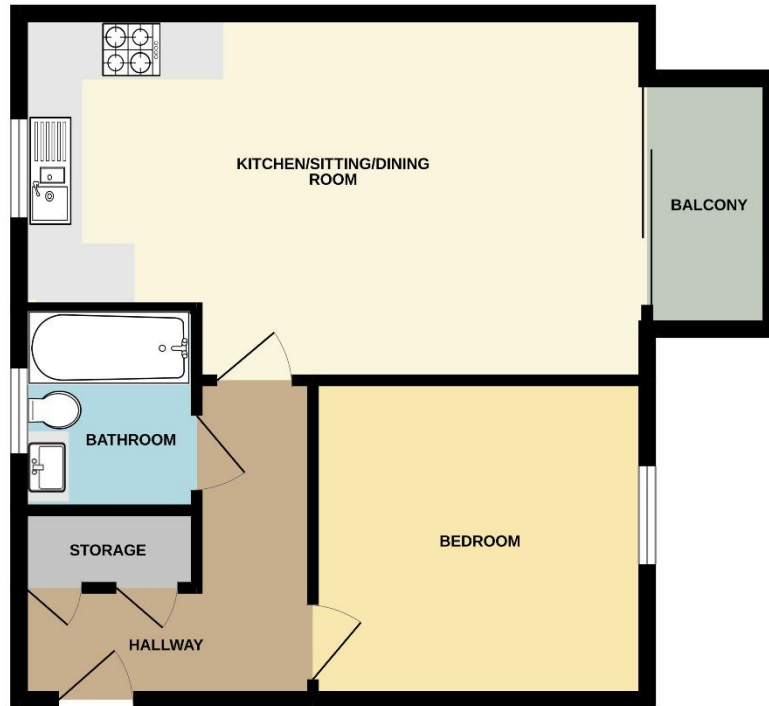


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FIRST FLOOR
518 sq.ft. (48.2 sq.m.) approx.



TOTAL FLOOR AREA - 518 sq.ft. (48.2 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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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.



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