



40 Furs Close, Monkton Heathfield, Taunton TA2 8GH

£325,000

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Situated in the popular area of Bathpool, just over three miles from the town centre, is this immaculately presented four bedroom semi detached home, arranged over three floors with a good size enclosed rear garden, off road parking for two / three cars plus a garage. The accommodation comprises of; entrance hall, sitting room, fitted kitchen/dining room, cloakroom, three bedrooms and a bathroom to the first floor and the master bedroom with fitted wardrobes and en-suite to the second floor.

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

The property occupies a pleasant position within the development. West Monkton primary school and Heathfield secondary school is within walking distance. 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.

IMMACULATELY PRESENTED SEMI DETACHED TOWN HOUSE
GOOD SIZE ENCLOSED GARDEN TO REAR
OFF ROAD PARKING AND GARAGE
FOUR BEDROOMS
EN-SUITE TO MASTER BEDROOM
GAS CENTRAL HEATING
DOUBLE GLAZING
OFFERED WITH NO ONWARD CHAIN
LOCATED ON THE EDGE OF BATHPOOL
CLOSE TO LOCAL AMENITIES



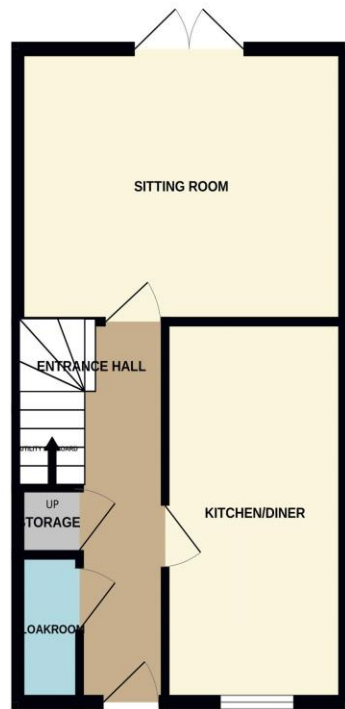


Composite door into;

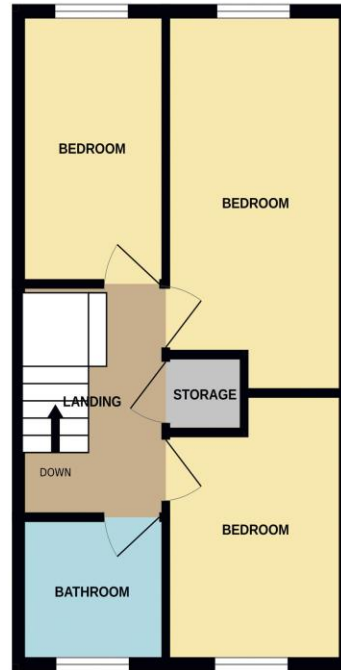
Hallway	Utility cupboard. Storage cupboard. Stairs to first floor.
Cloakroom	Double glazed window to front.
Kitchen/ Breakfast Room	15' 6" x 8' 2" (4.72m x 2.49m) Double glazed window to front. Space for dining table. Range of base and wall mounted cupboards with integrated appliances.
Sitting Room	14' 10" x 11' 2" (4.52m x 3.40m) Double glazed doors to rear garden.
First Floor Landing	
Bedroom 2	15' 9" x 8' 2" (4.80m x 2.49m) Double glazed window to rear.
Bedroom 3	11' 0" x 8' 2" (3.35m x 2.49m) Double glazed window to rear.
Bedroom 4	11' 2" x 6' 9" (3.40m x 2.06m) Double glazed window to front.
Family Bathroom	Comprises of low level wc, wash hand basin and bath.
Second Floor	
Master Bedroom	21' 8" x 9' 10" (6.60m x 2.99m) Double glazed window to front. Door to;
En-suite	Velux window, shower cubicle, low level wc and wash hand basin. Storage cupboard.
Outside	To the front of the property a pathway leads to the entrance. Side gate to the rear garden. Side driveway for two / three cars leading to the garage. The rear garden is laid to lawn with patio and enclosed by wooden fencing.



GROUND FLOOR
394 sq.ft. (36.6 sq.m.) approx.



1ST FLOOR
394 sq.ft. (36.6 sq.m.) approx.



2ND FLOOR
294 sq.ft. (27.3 sq.m.) approx.



TOTAL FLOOR AREA : 1083 sq.ft. (100.6 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.
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