



GIBBINS RICHARDS

12 Park Mead, Monkton Heathfield, Taunton TA2 8PL

£270,000

GIBBINS RICHARDS   
Making home moves happen



An extended three bedroomed end of terrace property located within a quiet cul-de-sac in Monkton Heathfield. The accommodation has been tastefully modernised and consists of; entrance hall, sitting/dining room, shaker style L shaped kitchen, utility room and cloakroom. To the first floor there are three bedrooms and a family bathroom. Externally the property benefits from a hard landscaped rear garden, residents communal parking and garage in a nearby rank.

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

The property is situated in a cul-de-sac location in a sought after area within walking distance of primary and secondary school education, village pub and convenience store. Both the M5 motorway and A38 are well placed for the commuter, whilst the town centre is approximately two miles distant. The current owners have re-configured and extended the accommodation to make a new light and airy L shaped kitchen, as well as decorating throughout and installing a new utility and bathroom suite. The property is warmed by gas central heating and is complete with double glazing throughout.

END OF TERRACE HOME  
GROUND FLOOR EXTENSION  
TASTEFULLY MODERNISED  
THREE BEDROOMS  
UTILITY AND CLOAKROOM  
RE-FITTED SHAKER STYLE KITCHEN  
HARD LANDSCAPED REAR GARDEN  
GARAGE IN NEARBY RANK  
COMMUNAL RESIDENTS PARKING  
VILLAGE LOCATION







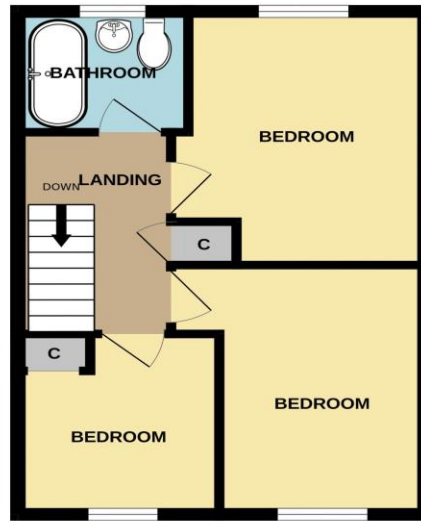
Hallway	8' 0" x 3' 0" (2.44m x 0.91m) With alcove.
Sitting Room	11' 0" x 11' 0" (3.35m x 3.35m) With alcove.
Dining Room	11' 0" x 7' 0" (3.35m x 2.13m)
Kitchen	19' 9" x 14' 6" (6.01m x 4.41m) With doors opening to the rear garden. Under stairs storage cupboard.
Utility Room	11' 0" x 5' 0" (3.35m x 1.52m) Plumbing for washing machine. Sink.
Cloakroom	5' 0" x 3' 0" (1.52m x 0.91m)
First Floor Landing	8' 11" x 2' 0" (2.72m x 0.61m) Storage cupboard. Access to loft space.
Bedroom 1	11' 0" x 10' 8" (3.35m x 3.25m)
Bedroom 2	11' 0" x 7' 0" (3.35m x 2.13m)
Bedroom 3	8' 0" x 7' 0" (2.44m x 2.13m)
Bathroom	6' 0" x 5' 0" (1.83m x 1.52m)
Outside	The rear garden is hard landscaped and has a storage shed for the bins. Communal parking and a garage in a nearby rank.



GROUND FLOOR  
565 sq.ft. (52.5 sq.m.) approx.



1ST FLOOR  
360 sq.ft. (33.5 sq.m.) approx.



TOTAL FLOOR AREA : 925 sq.ft. (86.0 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.



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