



GIBBINS RICHARDS 

19 Heathfield Drive, Monkton Heathfield, Taunton TA2 8NT

£289,950

GIBBINS RICHARDS 
Making home moves happen

A three bedroomed semi detached home, located in a quiet cul-de-sac in Monkton Heathfield. The accommodation is well presented and consists; entrance hall, sitting/dining room, kitchen, utility, conservatory extension, three first floor bedrooms and a family bathroom. Externally the property benefits from ample off road parking, single garage and rear garden.

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

The property is situated in a cul-de-sac location in this popular area, which is within easy reach for primary and secondary school education. The property is ideally placed for the commuter being within easy access of the A38 and the M5 motorway at junction 25. The town centre is served by a frequent bus service and is approximately 2 miles distant. There is scope for the property to be extended over the garage (subject to necessary planning consents) creating a fourth bedroom.

SEMI DETACHED HOME
THREE BEDROOMS
CONSERVATORY EXTENSION
SINGLE GARAGE
AMPLE OFF ROAD PARKING
POTENTIAL TO EXTEND (SUBJECT TO NECESSARY PLANNING CONSENTS)
GAS CENTRAL HEATING
CLOSE TO AMENITIES

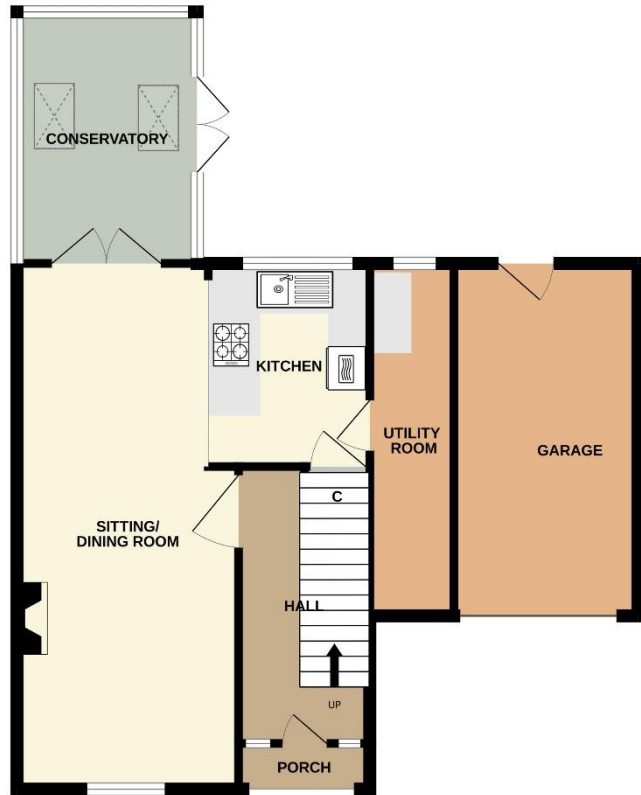




Entrance Hall	12' 11" x 5' 11" (3.93m x 1.80m) max.
Sitting/Dining Room	23' 9" x 10' 0" (7.23m x 3.04m)
Kitchen	9' 0" x 7' 4" (2.74m x 2.24m) Integral cooker and hob.
Utility Room	15' 11" x 3' 10" (4.86m x 1.16m)
Conservatory	11' 9" x 8' 0" (3.58m x 2.44m)
First Floor Landing	9' 0" x 2' 10" (2.74m x 0.86m) Access to partially boarded loft space.
Bedroom 1	11' 11" x 8' 9" (3.63m x 2.66m) Built-in wardrobes.
Bedroom 2	9' 10" x 9' 0" (2.99m x 2.74m)
Bedroom 3	8' 0" x 7' 0" (2.44m x 2.13m)
Bathroom	6' 0" x 5' 5" (1.83m x 1.65m)
Outside	To the front of the property is a gravelled driveway, single garage 16' 2" x 8' 4" (4.93m x 2.54m) with light and power. Enclosed rear garden with lawn and patio.



GROUND FLOOR
662 sq.ft. (61.5 sq.m.) approx.



1ST FLOOR
372 sq.ft. (34.6 sq.m.) approx.



TOTAL FLOOR AREA : 1033 sq.ft. (96.0 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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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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