

FOR SALE

Guide Price £395,000

Aginhills Drive,

Monkton Heathfield



A beautifully presented detached family home situated in a much sought-after location, boasting 4 bedrooms 2 being en-suite, sitting room, kitchen/dining room, cloakroom, family bathroom, double glazing, gas central heating, parking, garage and a fully enclosed garden.

Viewing strictly by appointment call 01823 336 103

Monday - Friday 9.00am - 5.30pm

Saturday 9.00am - 1.00pm

TRG Lawrence & Son, 4 Station Road, Taunton, Somerset TA1 1NH

www.trglawrenceandson.co.uk

Please respect the sellers privacy and do not make an approach by knocking on the door.

Ground Floor

Accommodation

Front door opening to:-

Entrance Hall

With stairs to the first floor accommodation and under stairs storage cupboard, radiator, 2 ceiling lights, doors to:-

Cloakroom

With a double glazed window to the side aspect, corner wash hand basin with tiled splash back, close coupled WC, radiator, ceiling light.

Sitting Room

c.16'1 max x 10'9 (4.87m x 3.07m)

With a double glazed bay window to the front aspect, radiator, television point, 2 ceiling lights.

Kitchen/Dining Room

c.18'4 x 16'3 (5.49m x 4.88m)

With double glazed windows and doors to the rear aspect, fitted units comprising both floor and wall mounted storage cupboards and drawers, with working surfaces incorporating a single bowl single drainer stainless steel sink unit with mixer tap, built-in electric oven and 5 ring gas hob with extractor cooker hood over, built-in fridge freezer, built-in washing machine, built-in dishwasher, radiator, 2 ceiling lights.



FIRST FLOOR LANDING

With a double glazed window to the side elevation, stairs to the second floor accommodation, radiator, ceiling light, doors to:-

Bedroom 2

c.14'9 max x 10'10 (4.29m x 3.07m)

With a double glazed window to the front elevation, radiator, ceiling light, door to:-

En-Suite Shower Room

With a fully tiled shower cubicle, pedestal wash hand basin, close coupled WC, tiling to splash prone areas, heated towel rail, extractor fan, ceiling light.

Bedroom 3

c.12'1 max x 10'10 (3.66m x 3.07m)

With a double glazed window to the rear elevation, radiator, ceiling light.

Bedroom 4

c.12' max x 7'3 (3.65m x 2.14m)

With a double glazed window to the rear elevation, radiator, ceiling light.



Family Bathroom

With a double glazed window to the front elevation, a suite comprising of a bath with mixer tap and shower handset, pedestal wash hand basin, close coupled WC, tiling to splash prone areas, heated towel rail, extractor fan, ceiling light.

SECOND FLOOR LANDING

With a double glazed window to the side elevation, airing cupboard housing a hot water cylinder and shelving, access to the loft space, ceiling light, door to:-

Bedroom 1

c.19'5 x 11'3 (5.80m x 3.36m)

With a double glazed Velux window to the rear elevation and the double glazed window to the front elevation, 2 radiators, built-in mirror fronted wardrobes, 2 ceiling lights and door to:-

En-Suite Shower Room

With a double glazed Velux window to the rear elevation, a suite comprising of a fully tiled shower cubicle, pedestal wash hand basin, close coupled WC, tiling to splash prone areas, heated towel rail, extractor fan, ceiling light.

OUTSIDE

To the side of the property there is a driveway which provides parking and give access to a single garage with up and over door, power and lighting, the rear garden is fully enclosed and offers a patio seating area, with flowerbeds housing a variety of flowers and shrubs, side access gate and outside water supply.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 Plus) A		93
(81-91) B	84	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Directions

From Taunton head out along Priorswood Road, go straight over the roundabout into Monkton Heathfield, turn right into Milton Hill and continue straight to the next roundabout, turn right and right at the end, follow this road and Aginhills Drive will be found on the right hand side.

Please note the following:

While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you please contact us and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.

Measurements These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

Services Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

To ensure the purchase of your property moves ahead as quickly as possible we may refer the conveyancing work for you, and/or the vendor, if required to a conveyancing firm. We may also refer you to a financial advisor if so required. A commission may be paid to the agent by a 3rd party for this.

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