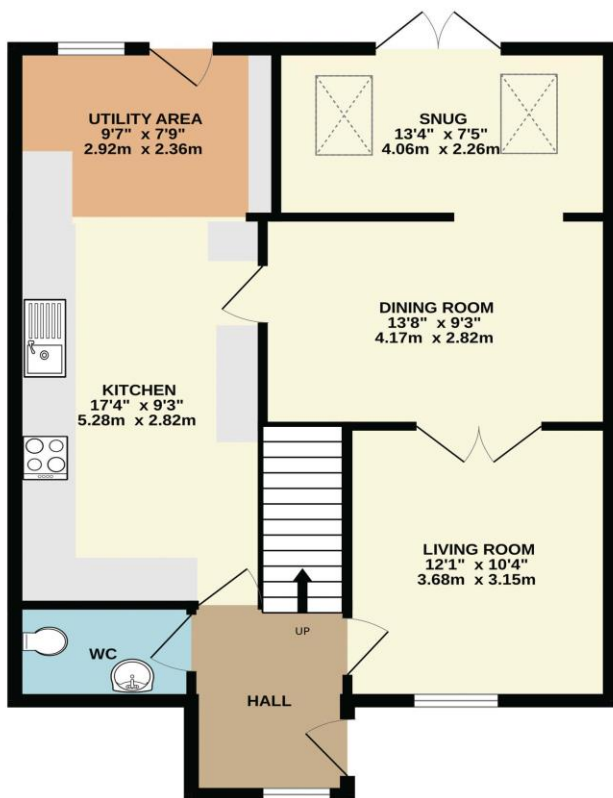
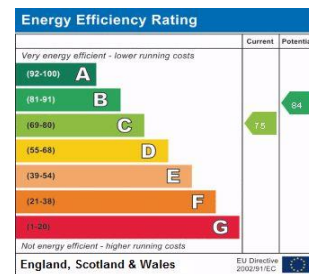
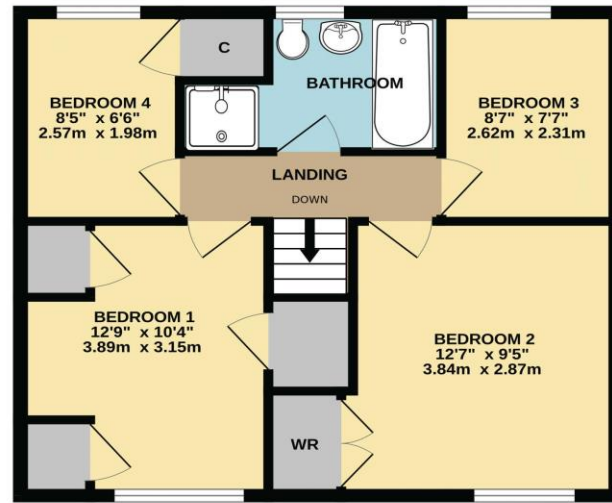


GROUND FLOOR  
701 sq.ft. (65.1 sq.m.) approx.



1ST FLOOR  
501 sq.ft. (46.5 sq.m.) approx.



TOTAL FLOOR AREA: 1202 sq.ft. (111.7 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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£285,000

**WARE & CO**  
estate and letting agents

## 6, School Road, Monkton Heathfield Taunton, Somerset, TA2 8PB

A substantial four bedroom family home in  
Monkton Heathfield

Close to local amenities

Good sized enclosed rear garden

Three reception rooms

Great sized kitchen/dining room

Utility room

Ground floor wc

Four good sized bedrooms

Four piece bathroom

Gas fired central heating and double glazing



Discover the perfect blend of comfort, space,  
and convenience in this inviting 4-bedroom family  
home situated in the heart of Monkton Heathfield  
and within a stones throw of a local convenience  
store and popular secondary school.

Boasting ample room for your growing family,  
with three reception rooms, a kitchen/breakfast  
room, and a spacious utility room, this residence  
offers virtually all the space you'll need. The  
accommodation is arranged over two floors and  
briefly comprises an entrance hall with a  
cloakroom/wc, living room, dining room,  
snug/sitting room, a large fitted kitchen/breakfast  
room and a spacious utility room round off the  
ground floor. To the first floor there is four  
generous bedrooms and a bathroom with a  
separate shower cubicle. There is a small garden  
to the front, whilst to the rear is a private enclosed  
garden laid to a mixture of lawn, flower and shrub  
bed borders, patio areas and a path leading to  
the rear gated access. In addition, there is a  
timber garden shed and a range of  
interconnecting sheds currently used for an  
aviary.

There is a single garage nearby that is available  
by separate negotiation. Please ask for more  
details.

### TOTAL FLOOR AREA

131 sq.m.

### TENURE

Freehold

### COUNCIL TAX

Somerset Council Tax Band B.  
Charges payable for 2024/25 - £1,871.62

### SERVICES

Main services of gas, electricity, water and  
drainage are connected.

