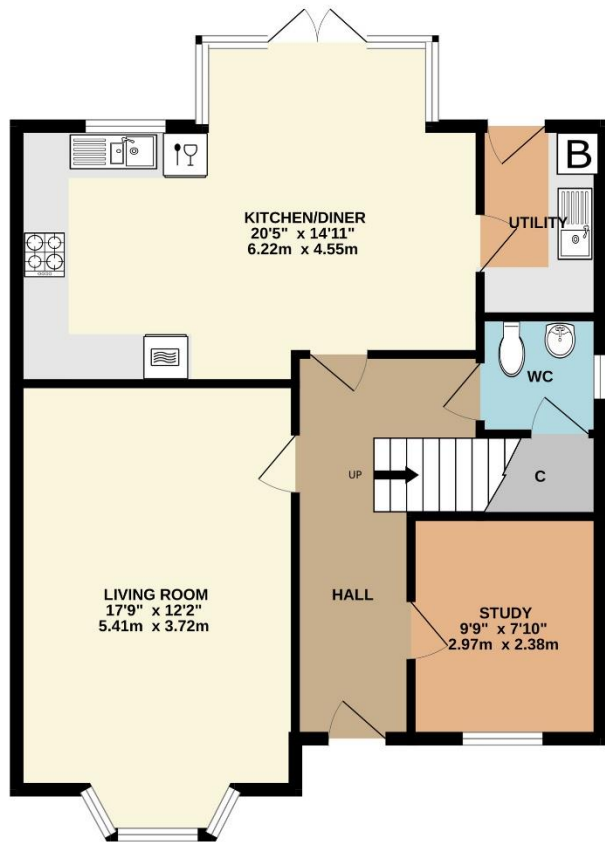
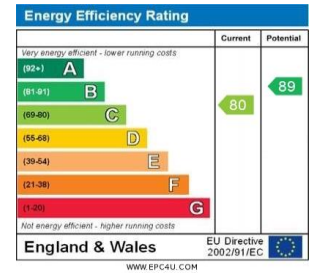
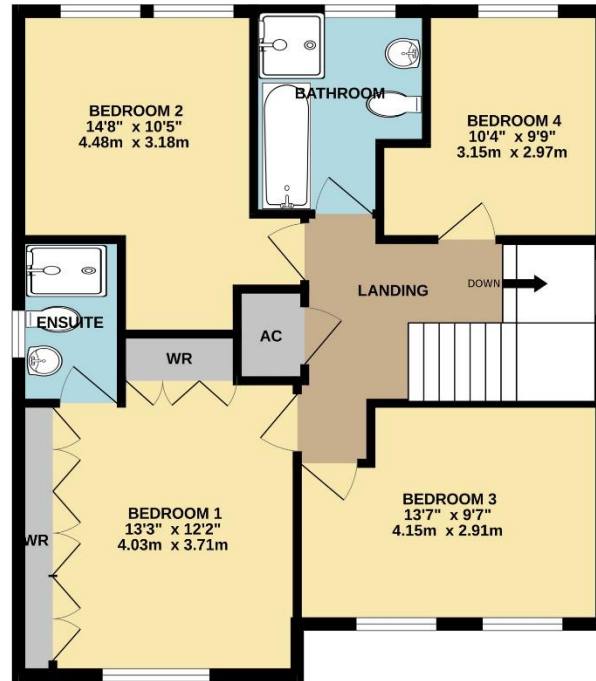


GROUND FLOOR  
757 sq.ft. (70.3 sq.m.) approx.



1ST FLOOR  
710 sq.ft. (65.9 sq.m.) approx.



TOTAL FLOOR AREA : 1467 sq.ft. (136.3 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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53 Bridge Street, Taunton, Somerset, TA1 1TP

T: 01823 259604 E: info@wareandco.com W: www.wareandco.com



£475,000

**WARE & CO**  
estate and letting agents

## 29 Sellicks Road, Monkton Heathfield Taunton, TA2 8XA

A stunning executive style detached house located in Monkton Heathfield

Drive parking and garage

Private enclosed rear garden

Entrance hall with cloakroom/wc

Separate study

Spacious living room

Superb kitchen/dining/family room with a utility room off

Principal bedroom with fitted wardrobes and an ensuite shower room

Three further good sized bedrooms

Four piece bathroom



Located in the favoured Sellicks Green on the outskirts of Monkton Heathfield, this superb detached executive style house comes to the market with the benefit of no onward chain.

Monkton Heathfield offers various amenities such as local shops, good primary and secondary schooling and a thriving village hall. For more extensive shopping and services, residents can easily reach Taunton, which has a broader range of facilities including supermarkets, retail stores, restaurants, and entertainment venues.

The property briefly comprises an entrance hall with stairs leading to the first floor, cloakroom/wc, good sized study/sitting room, large living room, superb well equipped kitchen/dining/family room with direct access to the rear garden, separate utility room, principal bedroom with a wide range of fitted wardrobes and an ensuite shower room, three further good sized bedrooms and a family bathroom with a separate shower cubicle. Outside there is drive parking for a number of cars leading to a detached single garage and gated access leading through to the private enclosed rear garden with a paved patio area, ornamental water feature and a level lawn that extends around to the rear of the garage.

### TOTAL FLOOR AREA

139 sq.m.

### TENURE

Freehold

### COUNCIL TAX

Somerset Council Tax Band F.

Charges payable for 2024/25 - £3,475.85.

### SERVICES

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

Broadband/Mobile phone coverage - The options of standard, superfast and ultrafast broadband with speeds upto 1,000mbps are available. For an indication of broadband speeds as well as mobile phone signal and coverage available please refer to the 'Ofcom checker' website.

