



GIBBINS RICHARDS 

45 Farriers Green, Monkton Heathfield, Taunton TA2 8PP

£450,000

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Making home moves happen

A four bedroomed detached family home located in a quiet cul-de-sac in Monkton Heathfield. The spacious accommodation is beautifully presented and consists of; entrance hall, study, cloakroom, kitchen/breakfast room, utility room, sitting room and lounge/diner. To the first floor there are four bedrooms with an en-suite shower room to the master bedroom and a separate family bathroom. Externally the property benefits from ample off road parking, enclosed rear garden and a large garage.

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

Constructed in 1992 to an attractive design, this four bedroom detached home boasts spacious and versatile accommodation which has been modernised by the current owner. The property is situated at the end of a quiet cul-de-sac within Farriers Green, in a sought after residential area in Monkton Heathfield. Local facilities include both primary and secondary school education, along with delightful walks along the picturesque Taunton and Bridgwater canal. For the commuter the M5 motorway at junction 25 is easily accessible, whilst Taunton town centre is approximately two miles distant.

DETACHED HOME
FOUR BEDROOMS
CLOAKROOM AND UTILITY ROOM
TWO RECEPTION ROOMS
EN-SUITE SHOWER ROOM
CUL-DE-SAC LOCATION
ENCLOSED REAR GARDEN
AMPLE OFF ROAD PARKING
LARGE INTEGRAL GARAGE
GAS CENTRAL HEATING





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Entrance Hall	18' 0" x 3' 0" (5.48m x 0.91m)
Cloakroom	7' 0" x 2' 11" (2.13m x 0.89m)
Study	8' 0" x 7' 0" (2.44m x 2.13m)
Sitting Room	14' 0" x 11' 0" (4.26m x 3.35m) Log burning stove. Bay window.
Lounge/Diner	18' 0" x 11' 0" (5.48m x 3.35m) Bi-folding doors opening to the rear garden. Under floor heating.
Kitchen/ Breakfast Room	14' 0" x 9' 0" (4.26m x 2.74m) Under floor heating. Integral dishwasher, granite worktops and Range cooker.
Utility Room	7' 0" x 6' 0" (2.13m x 1.83m) Under floor heating. Door opening to the rear garden and integral garage.
First Floor Landing	7' 0" x 6' 0" (2.13m x 1.83m) Access to loft space. Airing cupboard.
Bedroom 1 En-suite	14' 0" x 11' 0" (4.26m x 3.35m) Fitted wardrobes. 8' 0" x 5' 0" (2.44m x 1.52m)
Bedroom 2	22' 0" x 11' 0" (6.71m x 3.36m) Walk-in wardrobe 11' 0" x 6' 6" (3.35m x 1.98m).
Bedroom 3	13' 7" x 11' 0" (4.13m x 3.36m) Fitted wardrobes. Bay window.
Bedroom 4	12' 10" x 7' 2" (3.9m x 2.19m)
Bathroom	7' 10" x 7' 7" (2.39m x 2.30m)
Outside	To the front of the property is ample off road parking leading to a large integral garage. The enclosed rear garden has a patio area and lawn.



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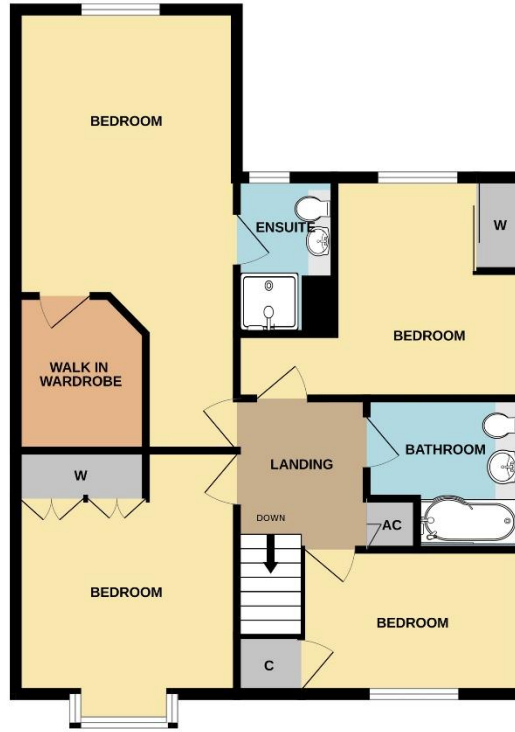
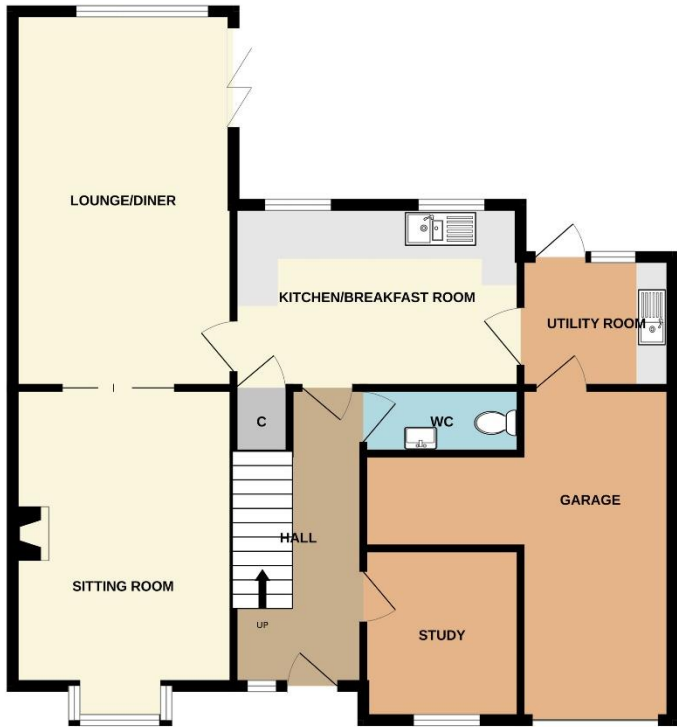
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GROUND FLOOR
907 sq.ft. (84.2 sq.m.) approx.

1ST FLOOR
748 sq.ft. (69.5 sq.m.) approx.



TOTAL FLOOR AREA : 1655 sq.ft. (153.7 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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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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