



GIBBINS RICHARDS 
Making home moves happen

40 Hob Close, Monkton Heathfield, Taunton TA2 8GL
£285,000

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A three bedroomed semi detached home located in a cul-de-sac in Monkton Heathfield. The well presented accommodation consists of; entrance hall, sitting room, cloakroom, kitchen/diner, three bedrooms with an en-suite to the master bedroom and a separate family bathroom. Externally the property benefits from an integral garage, driveway parking and a rear garden.

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

Construction by Persimmon Homes in 2018, this semi detached home is situated on the edge of the development and boasts a larger than average rear garden. The property is located in Monkton Heathfield, a popular residential area to the north east of Taunton. For the commuter the M5 motorway at junction 25 is easily accessible, whilst Taunton town centre is approximately two miles distant and provides a wealth of shopping and leisure facilities.

SEMI DETACHED HOME
THREE BEDROOMS
EN-SUITE SHOWER ROOM
CLOAKROOM
KITCHEN/DINER
LARGE REAR GARDEN
CUL-DE-SAC POSITION
GAS CENTRAL HEATING
WELL PRESENTED ACCOMMODATION

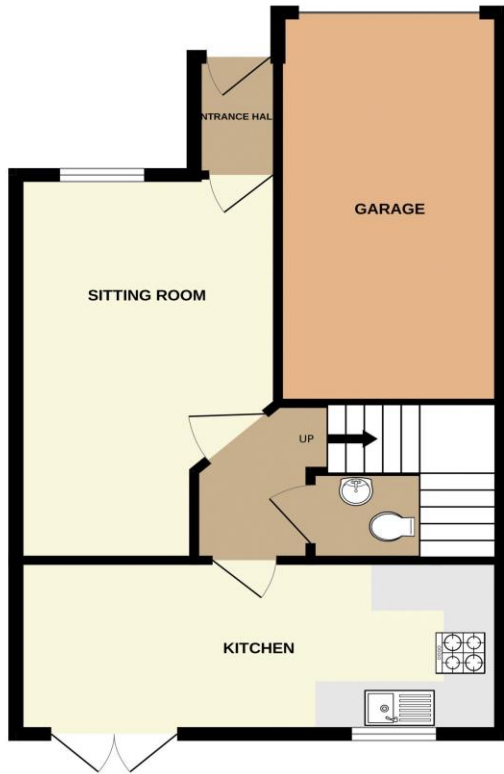




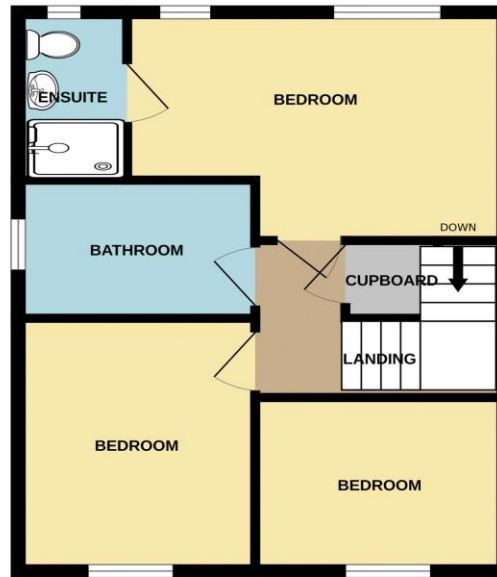
Entrance Hall	4' 6" x 3' 6" (1.37m x 1.07m)
Sitting Room	16' 2" x 13' 3" (4.92m x 4.04m) max
Cloakroom	4' 7" x 3' 0" (1.40m x 0.91m)
Kitchen/Diner	18' 8" x 7' 7" (5.69m x 2.31m) With gas fired combination boiler.
First Floor Landing	
Bedroom 1	14' 0" x 9' 8" (4.26m x 2.94m) max
En-suite	6' 10" x 4' 4" (2.08m x 1.32m)
Bedroom 2	11' 2" x 8' 8" (3.40m x 2.64m)
Bedroom 3	9' 10" x 7' 9" (2.99m x 2.36m)
Bathroom	8' 8" x 5' 7" (2.64m x 1.70m)
Outside	Integral single garage, driveway parking and enclosed rear garden.



GROUND FLOOR
533 sq.ft. (49.5 sq.m.) approx.



1ST FLOOR
456 sq.ft. (42.3 sq.m.) approx.



TOTAL FLOOR AREA : 989 sq.ft. (91.9 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.



We routinely refer potential sellers and purchasers to a selection of recommended conveyancing firms – both local and national. It is 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 £200 per transaction.
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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