



GIBBINS RICHARDS 

7 Aginhills Drive, Monkton Heathfield, Taunton TA2 8XD

£465,000

GIBBINS RICHARDS 
Making home moves happen

A fantastic and very spacious four bedroomed family home located in a popular modern cul-de-sac to the east of Taunton town centre. The property benefits from a good size interior, enclosed rear garden, single garage and parking. An internal viewing is highly recommended to appreciate the space that is on offer.

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

The property is entered via an entrance door into the entrance hall from which leads the most impressive open plan kitchen/dining room with extended breakfast bar, modern fitted units and space for a dining table and sofa. There is then a small utility off and double doors leading out to the rear garden. Also from the entrance hall there is access to the sitting room which is at the rear of the property with a bay window and patio doors out to the rear garden. The ground floor also offers a separate study/second sitting room and a separate cloakroom. On the first floor there are four good sized double bedrooms, the master bedroom having built-in wardrobes and an en-suite shower room and of course a four piece family bathroom. The property is equipped with quality fitting throughout and is approximately nine years old and built by David Wilson Homes. To the rear is an enclosed rear garden, mainly laid to patio and lawn with a gate at the top which leads in turn to a driveway and a single garage. This particular house in Agin hills Drive occupies a relatively open position with play park opposite and various views across some attractive green spaces.

IMPRESSIVE FOUR BEDROOMED DETACHED HOME
POPULAR CUL-DE-SAC POSITION
MODERN DAVID WILSON HOMES DEVELOPMENT
IMPRESSIVE KITCHEN/DINING ROOM
UTILITY ROOM
MASTER BEDROOM WITH EN-SUITE
FAMILY BATHROOM
MODERN QUALITY FITTINGS THROUGHOUT
ENCLOSED REAR GARDEN
GARAGE AND PARKING





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Entrance Hall	
Kitchen/Dining Room	20' 0" x 13' 5" (6.09m x 4.09m)
Utility Room	8' 3" x 5' 7" (2.51m x 1.70m)
Study	9' 2" x 8' 10" (2.79m x 2.69m)
Cloakroom	
Sitting Room	18' 4" x 12' 2" (5.58m x 3.71m)
First Floor Landing	
Master Bedroom	17' 5" x 12' 2" (5.30m x 3.71m) Built-in wardrobes.
En-suite Shower Room	
Bedroom 2	14' 5" x 9' 2" (4.39m x 2.79m)
Bedroom 3	13' 5" x 8' 10" (4.09m x 2.69m)
Bedroom 4	11' 6" x 10' 10" (3.50m x 3.30m)
Family Bathroom	
Outside	The property benefits from an enclosed rear garden which is mainly laid to patio and lawn. A gate at the top of the garden leads to a single garage with parking in front.



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GROUND FLOOR
723 sq.ft. (67.2 sq.m.) approx.



1ST FLOOR
713 sq.ft. (66.2 sq.m.) approx.



TOTAL FLOOR AREA : 1436 sq.ft. (133.4 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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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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