



GIBBINS RICHARDS 
Making home moves happen

37 Aginhills Drive, Monkton Heathfield, Taunton TA2 8XD
£549,995

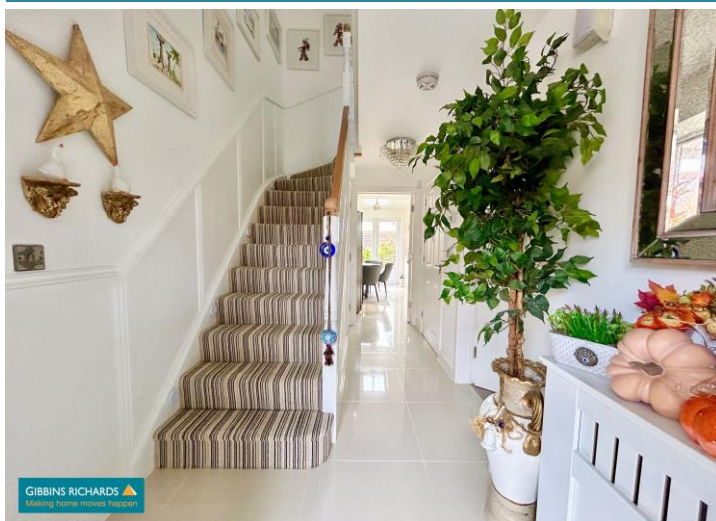
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An immaculately-presented three storey detached home offering high quality living over three floors. With a beautifully-decorated and furnished interior, the house has flexible town house accommodation, with five bedrooms, three bathrooms, three reception areas, together with the added benefits of a two-tier garden to the rear, double garage and parking to the side.

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

The double-fronted house has a central entrance door which leads to the main hallway, either side of which is the sitting room and dining room. With continual flooring, the sitting room has a window to the front aspect and double doors to the rear. The open-plan kitchen / breakfast room also has double doors to the rear garden. The ground floor is then completed with the addition of a utility room and cloakroom. The upper floors have a total of five bedrooms - three on the first floor and then two on the top floor. The first floor master has a dressing area and en-suite. The two remaining bedrooms on the first floor have built in wardrobes and this floor also has a family bathroom. The top floor is an ideal space for a dependant relative or teenager, having the scope to be kept separate from the remaining rooms. The large landing gives way to a third bathroom, and two more double bedrooms on the opposing sides of the landing. The rear garden is paved and decked on two levels, with a hot tub (included in the sale subject to offer amount) with well planted raised shrub beds and a pergola area provides and a private outdoor seating / entertaining space. With a double garage beside the house and two off street parking spaces in front, there is ample space for the cars, including some non-restricted parking on the road.

IMMACULATLEY PRESENTED HOME
ACCOMMODATION OVER THREE FLOORS
FIVE BEDROOMS, THREE RECEPTION ROOMS
UTILITY, CLOAKROOM
SUPER KITCHEN / BREAKFAST ROOM
EN-SUITE, TWO FURTHER BATHROOMS
DOUBLE GARAGE AND ADDITIONAL PARKING
TWO-TIER REAR GARDEN, WITH PAVING AND DECKING
HOT TUB INCLUDED (SUBJECT TO OFFER AMOUNT)
CUL DE SAC LOCATION





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Entrance Hall

Cloakroom

Sitting Room 21' 5" x 11' 7" (6.52m x 3.53m)

Dining Room 10' 1" x 9' 10" (3.07m x 2.99m)

Kitchen/Breakfast Room 16' 6" x 12' 6" (5.03m x 3.81m)

Utility Room 6' 4" x 4' 10" (1.93m x 1.47m)

First Floor Landing

Bedroom One 12' 8" x 11' 9" (3.86m x 3.58m)

Dressing Room 8' 4" x 4' 4" (2.54m x 1.32m)

En-suite 10' 1" x 9' 4" (3.07m x 2.84m)

Bedroom Four 10' 5" x 10' 1" (3.17m x 3.07m)

Bedroom Five

Family Bathroom

Second Floor Landing

Bedroom Two 11' 8" x 11' 7" (3.55m x 3.53m)

Bedroom Three 11' 10" x 8' 5" (3.60m x 2.56m)

Shower Room

Outside

The two-tier rear garden is predominantly south facing and is laid to both patio and decked areas. On the upper tier there is a covered area for outdoor dining, whilst the lower area has a hot tub, which the current owners are happy to include in the sale, subject to the offer level. Double garage with parking in front. There is a annual maintenance charge of £250 paid payable to Green Square Services.

Agents Note



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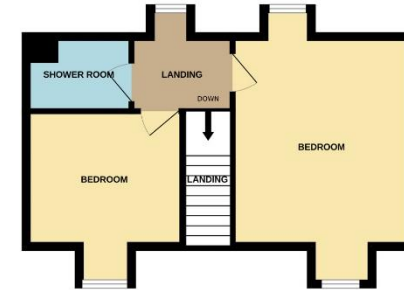
GROUND FLOOR
705 sq.ft. (65.5 sq.m.) approx.



1ST FLOOR
605 sq.ft. (56.2 sq.m.) approx.



2ND FLOOR
379 sq.ft. (35.2 sq.m.) approx.



TOTAL FLOOR AREA : 1689 sq.ft. (156.9 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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