



GIBBINS RICHARDS   
Making home moves happen

29 Sellicks Road, Monkton Heathfield, Taunton TA2 8XA  
£459,000

GIBBINS RICHARDS   
Making home moves happen

A four bedroomed executive style home benefitting from a quiet tucked away position on a modern development in Monkton Heathfield. The well presented accommodation consists of; entrance hall, study, sitting room, large kitchen/dining room, utility room and cloakroom. To the first floor there are four bedrooms with an en-suite shower room to the master bedroom and a separate four piece family bathroom. Externally the property benefits from a single garage, driveway parking and a lawned rear garden. AVAILABLE WITH NO ONWARD CHAIN.

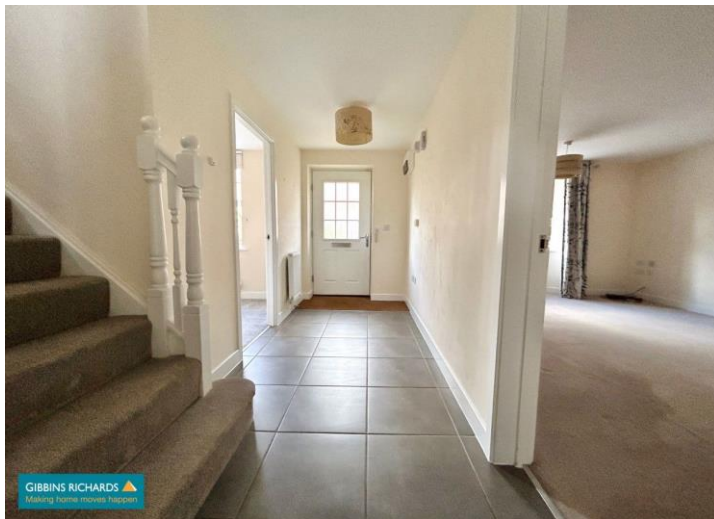
Tenure: Freehold / Energy Rating: C / Council Tax Band: F

Constructed by David Wilson Homes in 2014, to the popular Holden design, this detached executive home boasts well planned and generous sized accommodation. There is an attractive enclosed front garden with long side driveway leading to the garage and access to a private, larger than average, rear garden. Sellicks Road is situated on the edge of Monkton Heathfield, which contains both primary and secondary school education, village hall, general stores and it is also within easy reach of the M5 motorway at junction 25. Taunton town centre is less than two miles distant and contains a mainline intercity railway station and an array of shopping and leisure facilities.

BUILT BY DAVID WILSON HOMES  
DETACHED HOME  
FOUR BEDROOMS  
TWO RECEPTION ROOMS  
UTILITY ROOM AND CLOAKROOM  
GARAGE AND DRIVEWAY  
LARGER THAN AVERAGE ENCLOSED REAR GARDEN  
EN-SUITE SHOWER ROOM TO MASTER BEDROOM  
WELL PRESENTED ACCOMMODATION  
NO ONWARD CHAIN



GIBBINS RICHARDS  
Making home moves happen



GIBBINS RICHARDS  
Making home moves happen



GIBBINS RICHARDS  
Making home moves happen



GIBBINS RICHARDS  
Making home moves happen



GIBBINS RICHARDS   
Making home moves happen

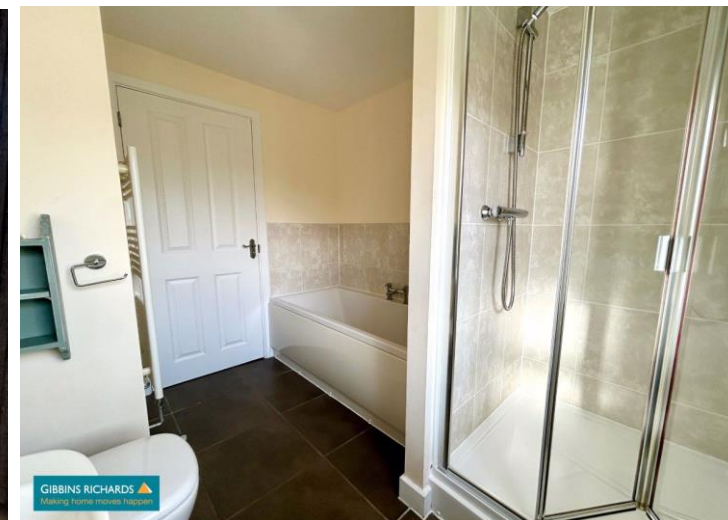
Entrance Hall	
Cloakroom	
Study	9' 5" x 7' 8" (2.87m x 2.34m)
Sitting Room	19' 0" x 12' 0" (5.79m x 3.65m)
Kitchen/Dining Room	20' 5" x 11' 5" (6.22m x 3.48m)
Utility Room	8' 3" x 5' 2" (2.51m x 1.57m) Containing the gas fired boiler. Access to the rear garden.
First Floor Landing	Airing cupboard. Access to loft space.
Bedroom 1	12' 6" x 12' 2" (3.81m x 3.71m) Wardrobe recess.
En-suite Shower Room	
Bedroom 2	14' 6" x 10' 5" (4.42m x 3.17m)
Bedroom 3	13' 5" x 12' 8" (4.09m x 3.86m)
Bedroom 4	10' 2" x 7' 6" (3.10m x 2.28m)
Family Bathroom	8' 8" x 7' 5" (2.64m x 2.26m)
Outside	Long side driveway leading to the garage with access to a larger than average enclosed rear garden.



GIBBINS RICHARDS   
Making home moves happen



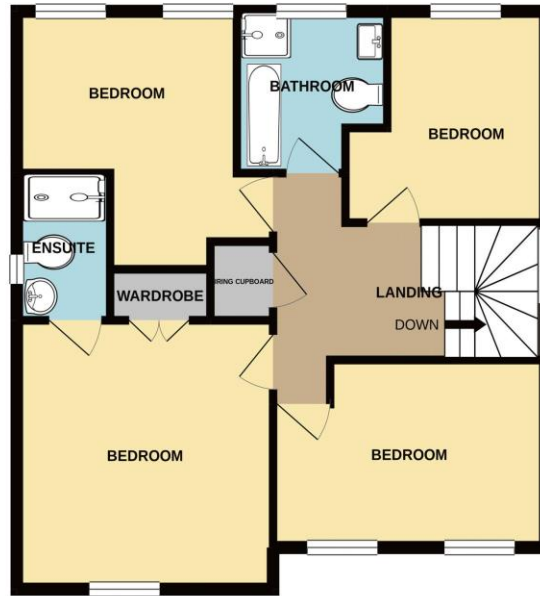
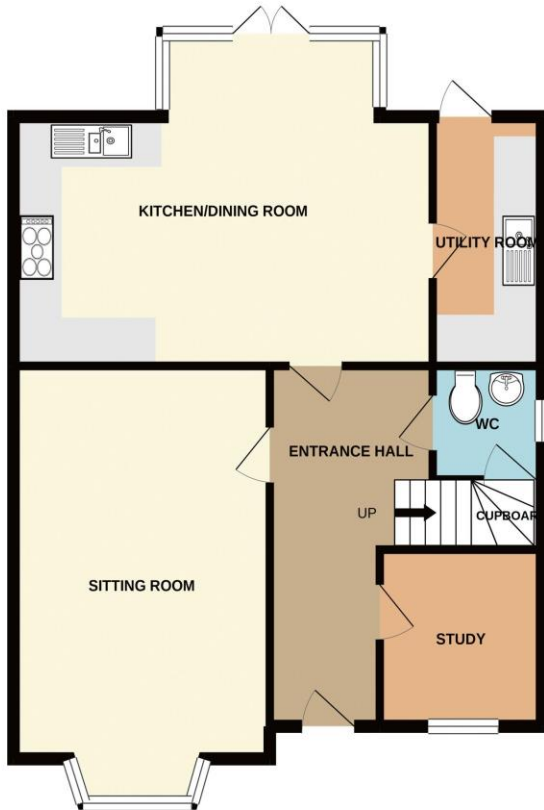
GIBBINS RICHARDS   
Making home moves happen



GIBBINS RICHARDS   
Making home moves happen

GROUND FLOOR

1ST FLOOR



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.  
Made with Metropix ©2021

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.

50 High Street, Taunton, Somerset TA1 3PR Tel: 01823 332828  
Email: [tn@gibbinsrichards.co.uk](mailto:tn@gibbinsrichards.co.uk) Web: [www.gibbinsrichards.co.uk](http://www.gibbinsrichards.co.uk)