



GIBBINS RICHARDS   
Making home moves happen

39 Aginhills Drive, Monkton Heathfield, Taunton TA2 8XD  
£440,000

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A four bedroomed family home located in this popular cul de sac to the north east of Taunton. The David Wilson Homes-built 'Holden' design offers spacious family living over two floors, a two-tier garden, parking and garage.

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

Access to the accommodation is through the front entrance door into a main hallway, which leads to the ground floor rooms. There is a useful study to the right, a sitting room with bay window to the left and a separate cloakroom. To the rear of the hallway is a fabulous full-width kitchen / dining room with a large bay window looking out to the rear garden. A utility room is off to the right with access to the rear garden. The first floor has four good sized bedrooms, with master en-suite and a family bathroom.

To the rear there is an enclosed, south facing garden on two levels and access to the single garage with parking in front. Aginhills Drive is well located for access to the A38 towards Bridgwater and Hinkley Point, as well as the M5 motorway junction and facilities at Harkeridge Farm (Junction 25)

BEAUTIFUL DETACHED FAMILY HOME  
FOUR BEDROOMS, MASTER EN-SUITE  
THREE RECEPTION AREAS  
FABULOUS KITCHEN / DINING ROOM  
ADDITIONAL UTILITY ROOM, BATHROOM, CLOAKROOM  
TWO-TIER REAR GARDEN - SOUTH FACING  
POPULAR CUL DE SAC POSITION  
DAVID WILSON-BUILT, NHBC REMAINDER  
GREAT TRANSPORT ACCESS  
GARAGE





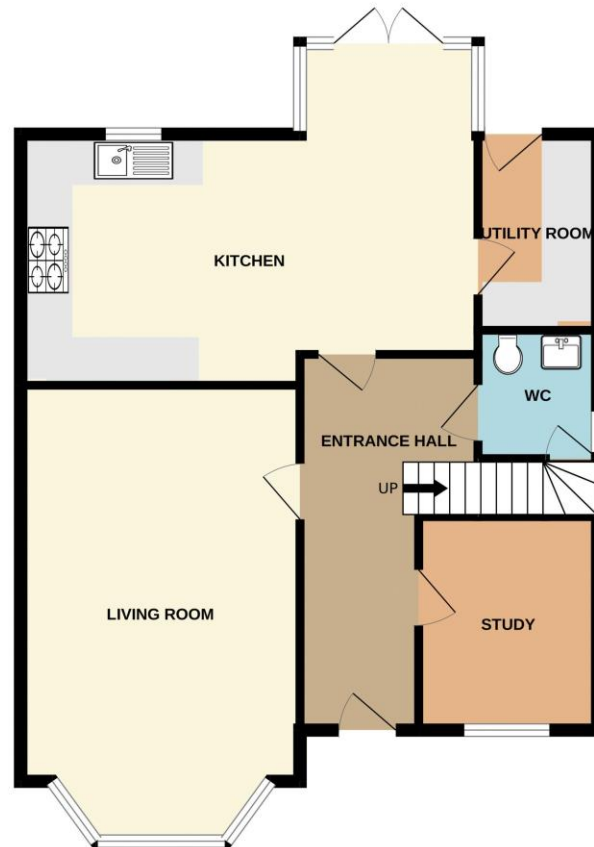


Entrance Hall	
Study / Office	9' 5" x 7' 8" (2.87m x 2.34m)
Sitting Room	19' 0" x 12' 0" (5.79m x 3.65m) + bay
Kitchen / Dining Room	20' 5" x 11' 5" (6.22m x 3.48m)
Cloakroom	
Utility Room	8' 3" x 5' 2" (2.51m x 1.57m)
First Floor Landing	
Master Bedroom	12' 6" x 12' 2" (3.81m x 3.71m)
En-Suite shower room	
Bedroom Two	14' 6" x 10' 5" (4.42m x 3.17m)
Bedroom Three	13' 5" x 12' 8" (4.09m x 3.86m)
Bedroom Four	10' 2" x 7' 6" (3.10m x 2.28m)
Family Bathroom	8' 8" x 7' 5" (2.64m x 2.26m) Separate bath and shower cubicle.
Outside	South facing two-tier garden to the rear, with patio on the upper level and artificial grass on the lower. Access into the detached single garage via a pedestrian door. Driveway parking for two cars to the front of the garage.

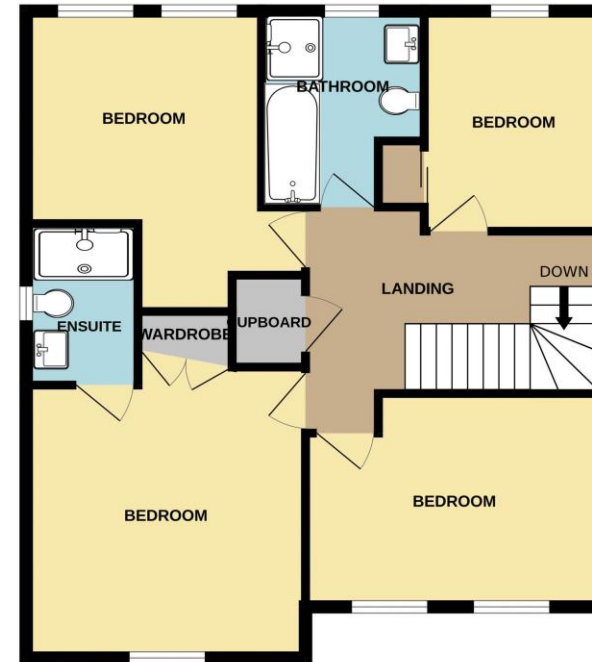




GROUND FLOOR



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.  
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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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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.