



40 Furs Close, Monkton Heathfield, Taunton TA2 8GH
£365,000

GIBBINS RICHARDS 
Making home moves happen

Beautiful semi detached home / Converted garage / Cul-de-sac position

A beautifully presented four bedroomed, three storey town house located in a cul-de-sac position in Monkton Heathfield with many improvements and an additional unique asset of a garage converted into a therapy/studio room.

Tenure: / Energy Rating: B / Council Tax Band: D

The David Wilson Home built in 2017, features all the modern attributes one could wish for in a town house. There is an entrance hall with a utility cupboard and separate cloakroom and then access to a beautifully fitted kitchen/diner with integrated appliances and ample storage. To the rear of the property is a lovely sitting room with patio doors looking out to an enclosed rear garden. On the first floor there are three bedrooms and a family bathroom, and on the top floor a beautiful master bedroom with en-suite shower room off. Most noteworthy about this particular property is the excellent conversion of the garage into an external studio, therapy room or work from home space, it has its own electricity supply and bi-fold doors overlooking the rear garden. There is also two parking spaces to the front of the garage. In all, this is a remarkable family home with many positive assets and should be viewed to be fully appreciated. Of course the house has gas central heating and double glazing throughout.

1239 Approximate square footage

Three storey town house

Four bedrooms

Two bathrooms

Utility cupboard and cloakroom

Enclosed rear garden

Fantastic converted garage

Additional parking

Cul-de-sac position

Popular residential location





Entrance Hall

Cloakroom

Utility Cupboard

Sitting Room

15' 3" x 11' 2" (4.64m x 3.40m) With patio doors.

Kitchen/Diner

15' 6" x 8' 2" (4.72m x 2.49m)

First Floor Landing

Bedroom 2

13' 7" x 8' 5" (4.14m x 2.56m) Plus built-in wardrobe.

Bedroom 3

10' 2" x 8' 6" (3.10m x 2.59m) Including built-in wardrobe.

Bedroom 4

10' 0" x 6' 1" (3.05m x 1.85m)

Bathroom

6' 4" x 6' 1" (1.93m x 1.85m)

Second Floor Landing

Master Bedroom

18' 7" x 9' 6" (5.66m x 2.89m) With Velux windows and built-in wardrobe. Access to en-suite shower room containing the boiler cupboard.

Outside

Enclosed rear garden. Super converted garage offering a multitude of uses including studio, hobbies room, therapy room or work from home space. This has bi-fold doors looking out to the rear garden and also retains the garage door to the front, so could be reverted back if needs be. There is also two parking spaces to the front.





GROUND FLOOR
397 sq. ft. (36.9 sq.m.) approx.

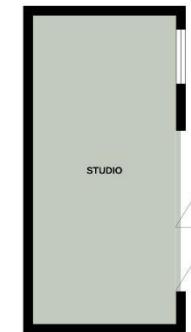
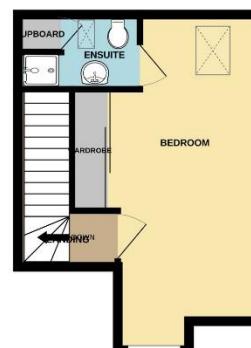
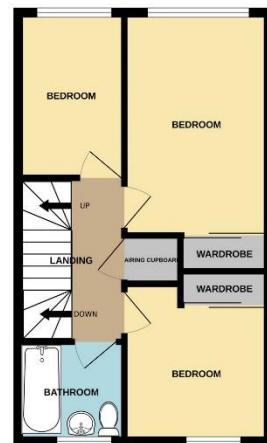
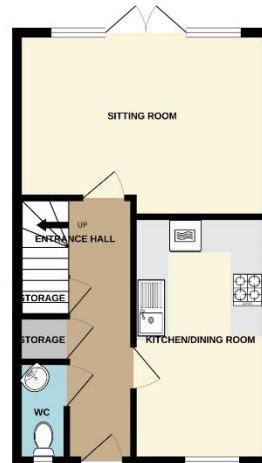


1ST FLOOR
397 sq. ft. (36.9 sq.m.) approx.



2ND FLOOR
264 sq. ft. (24.5 sq.m.) approx.

STUDIO
180 sq. ft. (16.7 sq.m.) approx.



TOTAL FLOOR AREA: 1239 sq.ft. (115.1 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.

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