



**73 Greenway**

Monkton Heathfield, Taunton, Somerset, TA2 8NQ

**James  
Gray**

ESTATE AGENTS

A link-detached 1960's 3 bedroom bungalow in a good sized plot, with west facing rear garden, driveway parking and garage and enjoying an attractive semi-rural location in this sought after village, close to good local amenities



### Key features

- Entrance hall and cloakroom
- Sitting room with open fireplace and patio door opening to west facing garden
- Dining area/former bedroom 3
- Kitchen/breakfast room
- 2 double bedrooms and bathroom
- Gas central heating and double glazing
- Good sized plot with well stocked rear garden with westerly aspect
- Driveway with parking and access to attached single garage
- Sought after location close to good local amenities

### Services

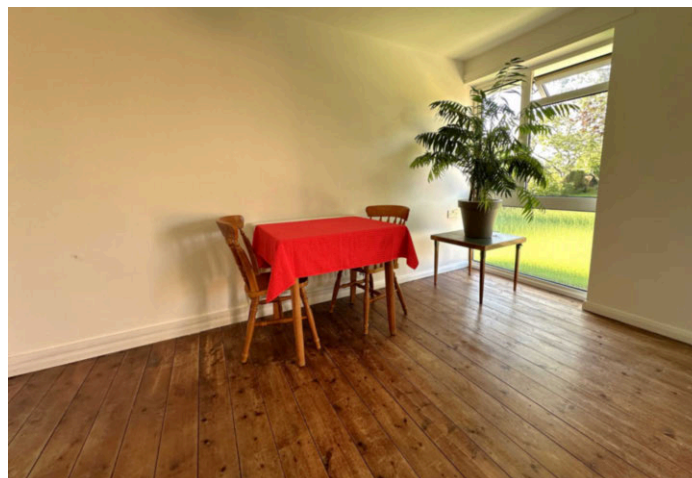
All mains services connected.

### EPC rating

Band D (64)

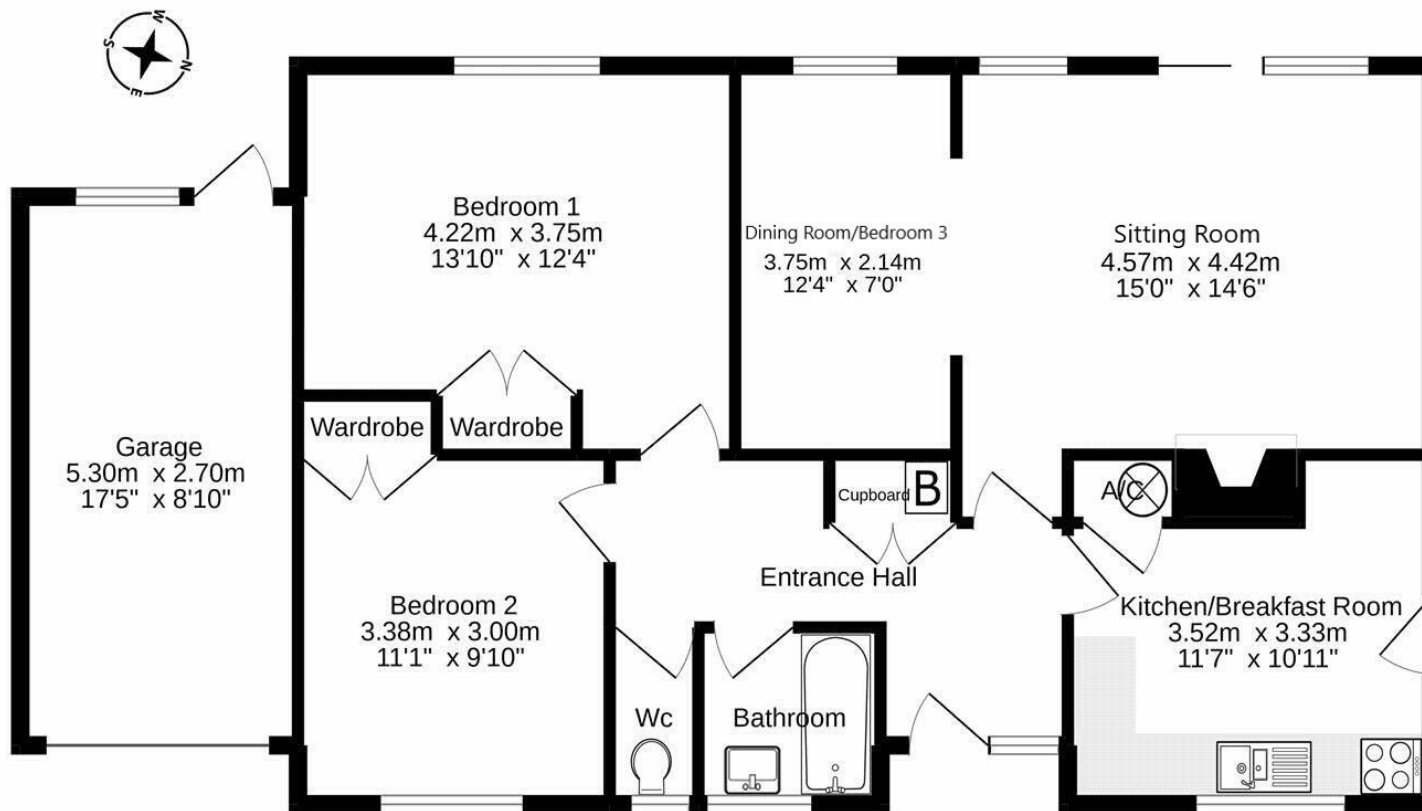
### Council tax

Band E





Ground floor  
90.6 sq.m. (975 sq.ft.) approx.



TOTAL FLOOR AREA : 90.6 sq.m. (975 sq.ft.) approx.

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We routinely refer potential sellers and purchasers to local and national law firms to carry out the conveyancing. It is their decision whether they choose one of these law firms. In making that decision, it should be known that we receive a payment benefit of £250.00 per transaction.

These particulars are not to form part of a Sale Contract owing to the possibility of errors and/or omissions. Prospective purchasers should therefore satisfy themselves by inspection or otherwise as to their correctness. All fixtures, fittings, chattels and other items not mentioned are specifically excluded unless otherwise agreed within the Sale Contract documentaries or left in situ and gratis upon completion. The property is also sold subject to rights of way, public footpaths, easements, wayleaves, covenants and any other matters which may affect the legal title. The Agent has not formally verified the property's structural integrity, ownership, tenure, acreages, estimated square footage, planning/building regulations status or the availability/operation of services and/or appliances. Therefore prospective purchasers are advised to seek validation of all the above matters prior to expressing any formal intent to purchase.

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