



1 Manning Close

Monkton Heathfield, Taunton, Somerset, TA2 8GX

James
Gray

ESTATE AGENTS

A beautifully presented detached family home attractively situated on this popular development with west facing rear garden and fronting onto open amenity land and close to good local facilities



Key features

- Entrance hall and cloakroom
- Sitting room
- Kitchen/dining room with door to rear garden
- Utility room
- Principal bedroom with en suite shower room
- 2 further double bedrooms and family bathroom
- Fully enclosed rear garden with westerly aspect
- Detached single garage with driveway parking
- Close to good local amenities
- No onward chain

Services

All mains services connected. Gas central heating

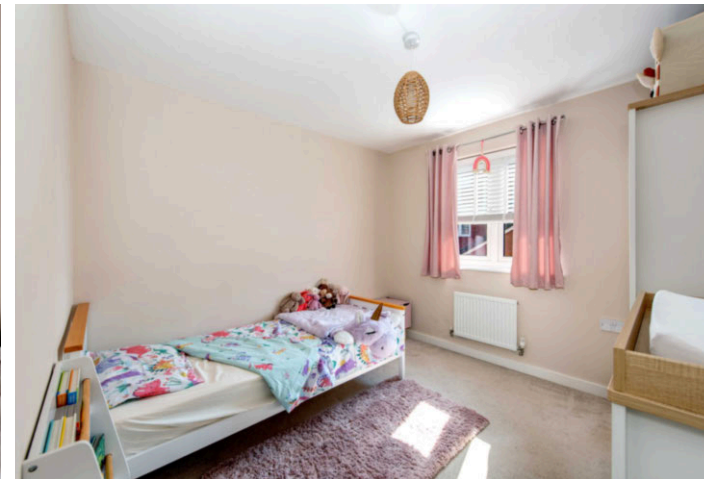
EPC rating

Band B (83)

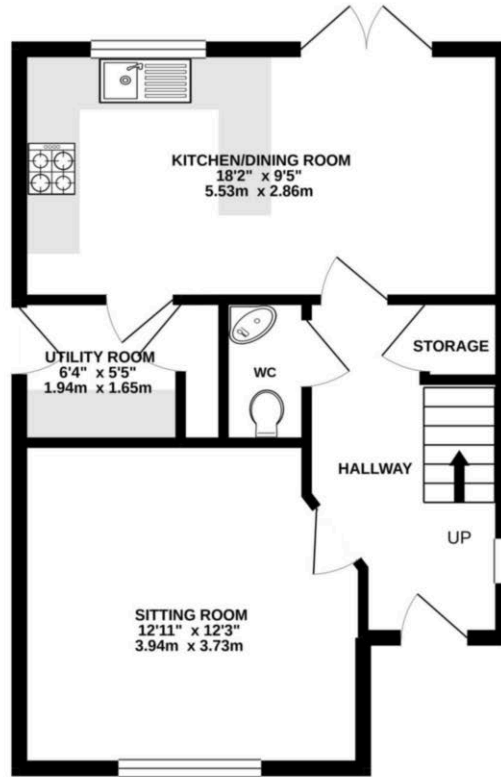
Council Tax and Service Charge

Band D. Service charge 2024-2025 £193pa.

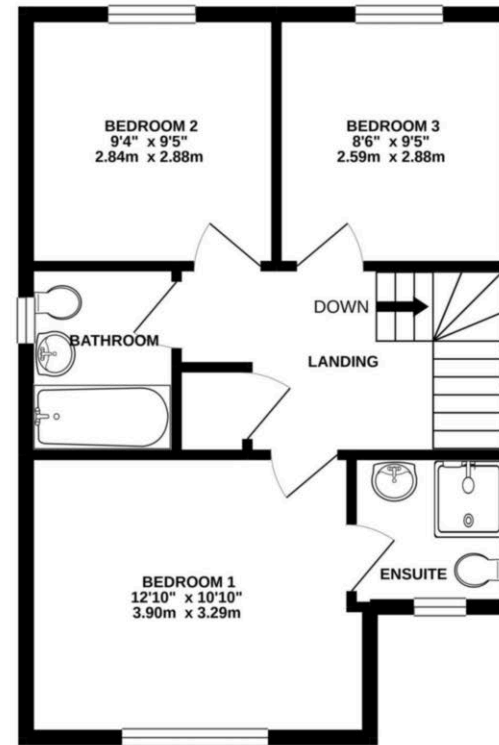




GROUND FLOOR
464 sq.ft. (43.1 sq.m.) approx.



1ST FLOOR
467 sq.ft. (43.4 sq.m.) approx.



TOTAL FLOOR AREA : 931 sq.ft. (86.5 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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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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