



36 School Road

Monkton Heathfield, Taunton, Somerset, TA2 8PE

**James
Gray**

ESTATE AGENTS

An extended semi-detached family home, attractively situated in a small cul du sac, close to good local amenities and Heathfield school

 3  2  1

Key features

- Double aspect living room with wood burning stove
- Large kitchen/dining room
- 3 bedrooms
- Family bathroom
- Gas central heating and double glazing
- Enclosed rear garden with side access
- Good sized front garden with extensive parking
- Attractive cul de sac location
- Sought after location close to good local amenities

Services

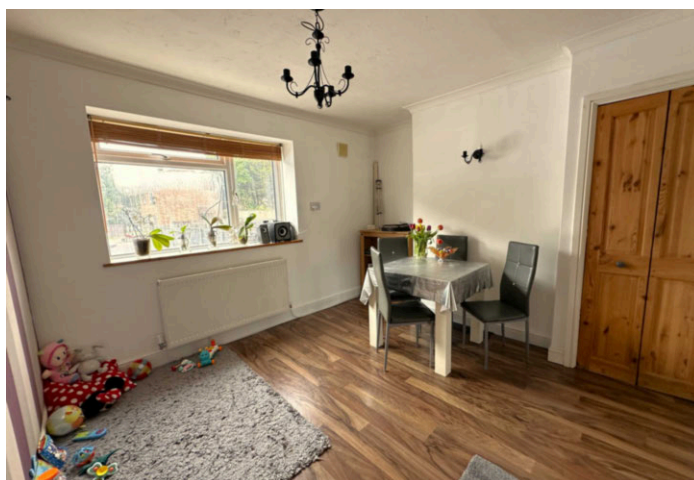
All mains services connected

EPC Rating

Band D (62)

Council Tax

Band B





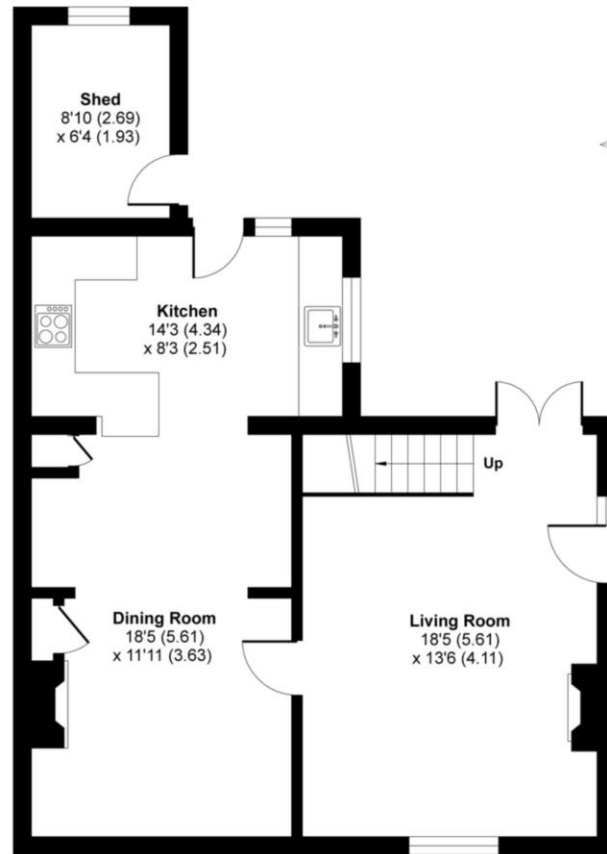
School Road, Monkton Heathfield, Taunton, TA2

Approximate Area = 1084 sq ft / 101 sq m

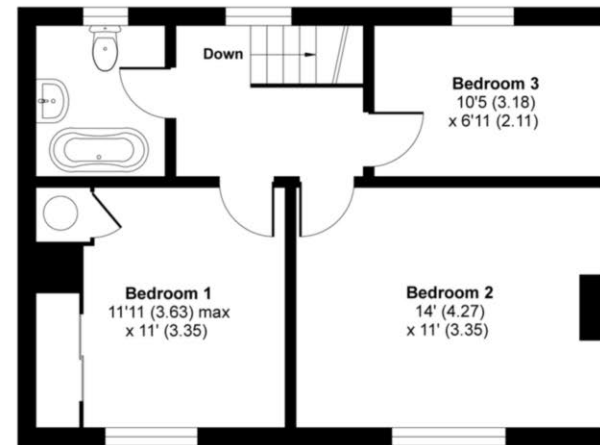
Outbuilding = 56 sq ft / 5 sq m

Total = 1140 sq ft / 106 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2021. Produced for James Gray. REF: 789535

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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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