



12 Bawler Road

Monkton Heathfield, Taunton, Somerset, TA2 8FH

**James
Gray**

ESTATE AGENTS

A beautifully presented detached house, occupying an attractive cul de sac location over looking open amenity land on this popular development. No onward chain

 3  2  2

Key features

- Entrance hall and cloakroom
- Sitting room with attractive outlook
- Kitchen/dining room with French doors to rear garden
- Principal bedroom with en suite shower room
- 2 further double bedrooms and a family bath/shower room
- Gas central heating and double glazing
- Enclosed rear garden with rear access
- Single garage and driveway parking
- Attractive cul de sac location on this sought after development
- No onward chain

Services

All mains services connected.

EPC rating

Band B (82)

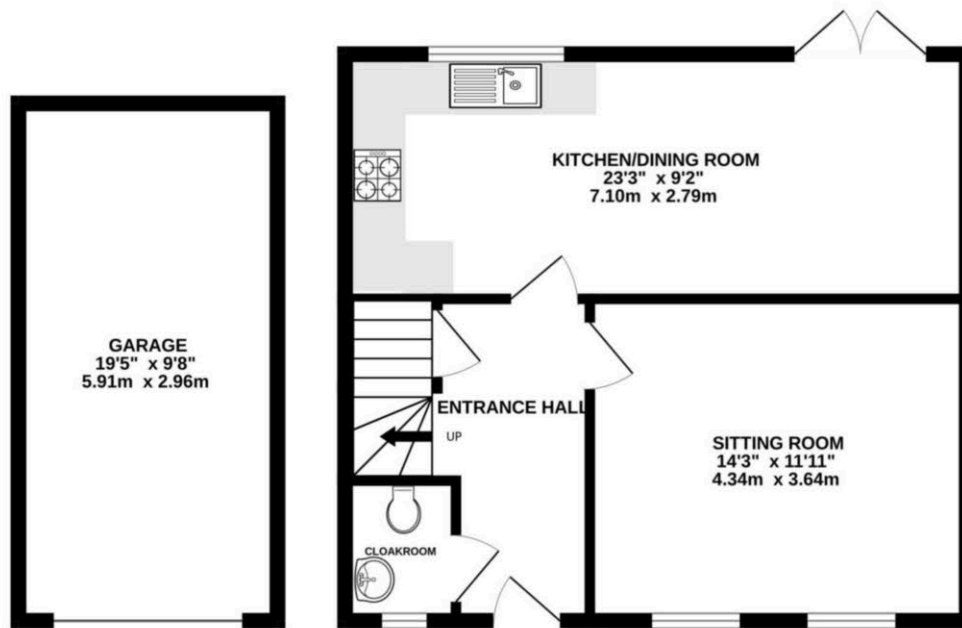
Council Tax and Service Charge

Band D. Service charge 2025 £533.11 (subject to verification)

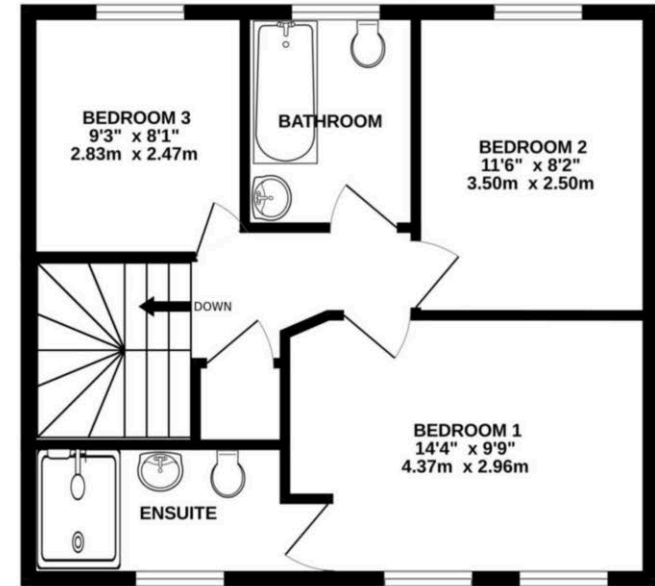




GROUND FLOOR
682 sq.ft. (63.4 sq.m.) approx.



1ST FLOOR
494 sq.ft. (45.9 sq.m.) approx.



TOTAL FLOOR AREA : 1177 sq.ft. (109.3 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.

Made with Metropix ©2025

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.

Home Field View North, Prockters Farm, West Monkton, Taunton, Somerset, TA2 8QN
T: 01823 426090 E: sales@jamesgrayestateagents.com W: jamesgrayestateagents.com

James
Gray

ESTATE AGENTS