



5 Richmond Street

Monkton Heathfield, Taunton, Somerset, TA2 8GY

**James
Gray**

ESTATE AGENTS

A modern detached family home, with many upgrades, attractively situated on this popular development, overlooking open amenity land and close to good local facilities.



Key features

- Entrance hall
- Triple aspect sitting room with double doors to the rear garden
- Dual aspect kitchen/dining room
- Utility room and Cloakroom
- Principal bedroom with built in wardrobe, dressing area and en suite shower room
- Two further bedrooms
- Family bath/shower room
- Enclosed rear garden with lawn and large paved terrace. Outside power.
- Single garage with driveway parking and car charging point
- No onward chain

Services

All mains connected. Gas fired central heating

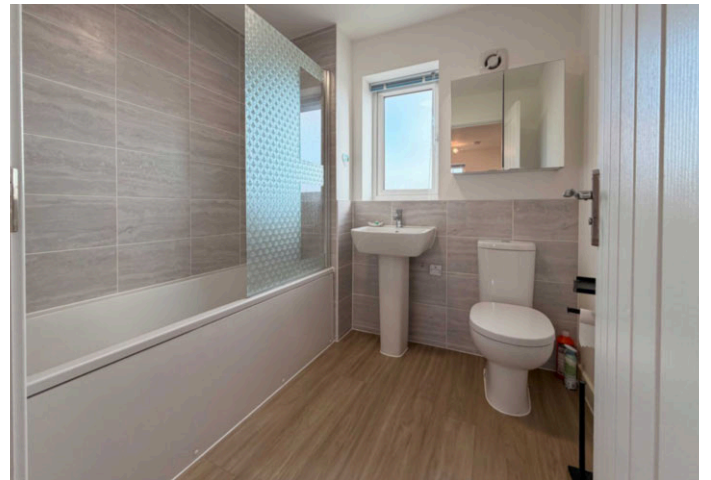
EPC

Band 83 (B)

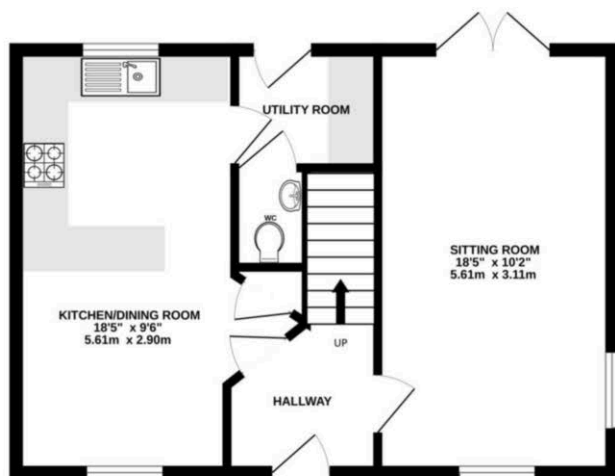
Council Tax and Service Charge

Band D. Service charge 1/1/25 - 31/12/25 £178.85

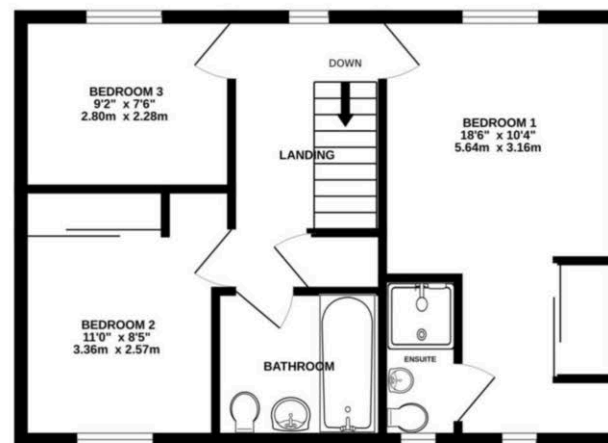




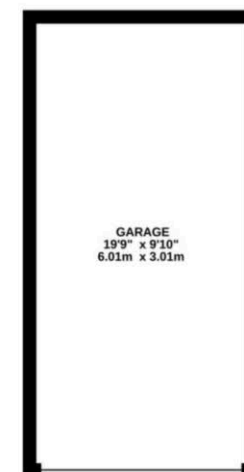
GROUND FLOOR



1ST FLOOR



GARAGE



TOTAL FLOOR AREA : 1149 sq.ft. (106.7 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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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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