



## 29 Furs Close

Monkton Heathfield, TA2 8GH

£365,000 Freehold



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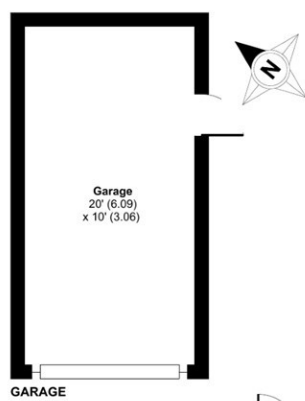
EPC

**Wilkie May  
& Tuckwood**

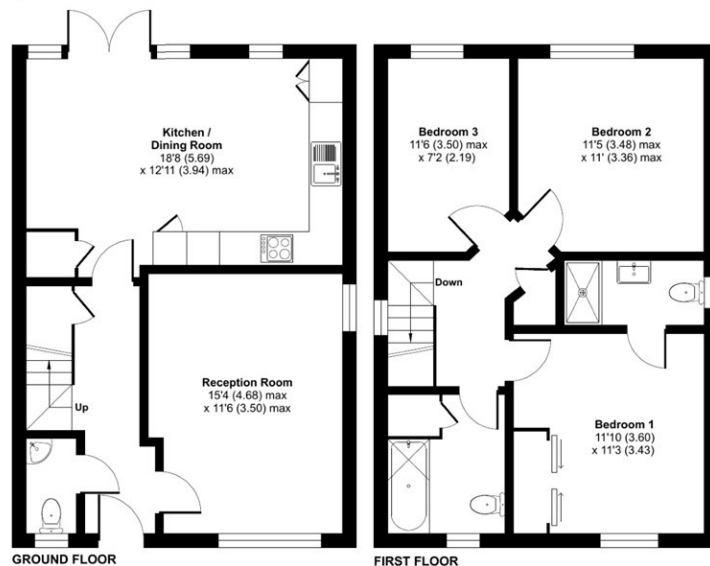
## Floor Plan

### Furs Close, Monkton Heathfield, Taunton, TA2

Approximate Area = 1048 sq ft / 97.3 sq m  
 Garage = 201 sq ft / 18.6 sq m  
 Total = 1249 sq ft / 115.9 sq m  
 For identification only - Not to scale



GARAGE



GROUND FLOOR

FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ricscom 2024. Produced for JREA Ltd TA Wilkie May & Tuckwood, Taunton. REF: 1177108



# Description

Situated at the end of a cul-de-sac is this spacious and well presented, three bedroom family home which was built to a high standard by Redrow Homes in 2017.

The property which benefits from the remainder of its ten year NHBC warranty, offers accommodation which is arranged over two floors, is uPVC double glazed throughout and is warmed via a mains gas fired central heating system.

Externally, there is a private and enclosed rear garden, a single garage and driveway providing two off-road parking spaces.

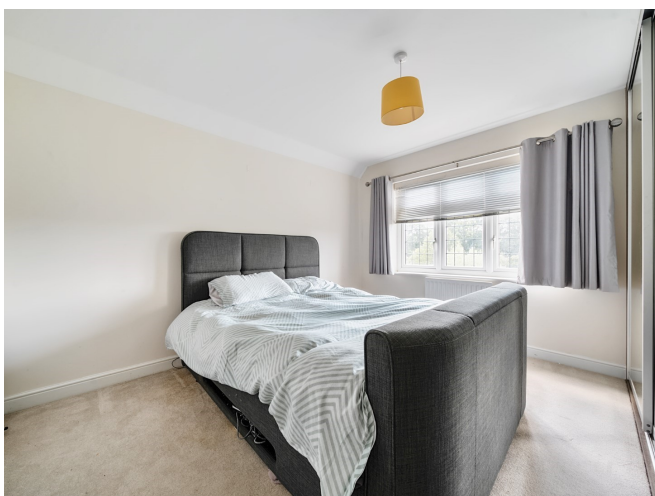
- Three Bedrooms
- Detached House
- Mains Gas Fired Central Heating
- uPVC Double Glazing
- Single Garage
- Off-Road Parking
- No Onward Chain



The accommodation comprises in brief; entrance hallway with stairs rising to the first floor, doors providing access into the cloakroom, living room and kitchen plus a useful understairs storage cupboard. The ground floor cloakroom comprises low level wc, wash hand basin and obscured window with aspect to the front. The living room is found at the front of the property with a uPVC double glazed window overlooking green space. The good size kitchen/dining room offers a selection of matching wall and base storage units with work surfaces above, integrated eye-level double oven, integrated four-ring gas hob with extractor fan above, integrated dishwasher and an integrated fridge/freezer. Additionally, there is also a hidden utility area inside a large cupboard with space and plumbing for a washing machine and tumble drier.

On the first floor there are three good size bedrooms (bedroom one with integrated wardrobes and an en-suite shower room which comprises low level wc, wash hand basin and a shower cubicle). The family bathroom completes the accommodation and comprises; low level wc, wash hand basin and panelled bath with a shower over. Externally, the rear garden is laid to low maintenance patio and grass. There is an outside light, outside tap, side access and double power sockets. Alongside the property is a single garage with power lighting and an up-and-over door. In front of the garage there is a driveway providing off-road parking for two cars.

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## GENERAL REMARKS AND STIPULATIONS:

**Tenure:** The property is offered for sale freehold by private treaty with vacant possession on completion.

**Services:** Mains water with meter, mains electricity, mains drainage, gas fired central heating.

**Local Authority:** Somerset Council, County Hall, The Crescent, Taunton, Somerset, TA1 4DY

**Property Location:** [w3w.co/sunflower.carpeted.dame](http://w3w.co/sunflower.carpeted.dame)

**Council Tax Band:** D

**Broadband Availability:** Ultrafast with up to 1000 Mbps download speed and 220 Mbps upload speed.

**Mobile Phone Coverage:** Indoor—voice & data likely available with EE. Outdoor—voice & data likely available with EE, Three, O2 & Vodafone.

**Flood Risk:** Rivers & Sea—very low. Surface water—very low.

**Agents Note:** We understand that there will be an Estate Management Charge for this property, however the current vendor has not yet been billed.

IMPORTANT NOTICE Wilkie May & Tuckwood for themselves and for the vendors of the property, whose agents they are, give notice that: 1. the particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchaser and do not constitute part of an offer or contract. Prospective purchasers and lessees ought to seek their own professional advice. 2. All descriptions, dimensions, areas, reference to condition and necessary permissions for use and occupation and other details are given in good faith, and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 3. No person in the employment of Wilkie May & Tuckwood has any authority to make or give any representations or warranty

whatever in relation to this property on behalf of Wilkie May & Tuckwood, nor enter into any contract on behalf of the vendor. 4. No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties which have been sold, let or withdrawn. Photographs taken and details prepared September 2024. MEASUREMENTS AND OTHER INFORMATION All measurements are approximate and have been taken by Nichecom. While we endeavour to make our sales particular accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information with you.

Code of Practice for Residential Estate Agents: Effective from 1 August 2011:

8. Financial Evaluation 8a At the time that an offer has been made and is being considered by the seller, you must take reasonable steps to find out from the prospective buyer the source and availability of his funds for buying the property and pass this information to the seller. Such information will include whether the prospective buyer needs to sell a property, requires a mortgage, claims to be a cash buyer or any combination of these. Such relevant information that is available should be included in the Memorandum of Sale having regard to the provisions of the Data Protection Act. 8b These reasonable steps must continue after acceptance of the offer until exchange of contracts (in Scotland, conclusion of missives) and must include regular monitoring of the prospective buyer's progress in achieving the funds required, and reporting such progress to the seller.

The agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for their purpose. A Buyer is advised to obtain verification from their solicitor or surveyor. References to the Tenure of the Property are based on information supplied by the Seller. The agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor.



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