



10 Knight Close

Monkton Heathfield, TA2 8GJ

£239,950 Freehold



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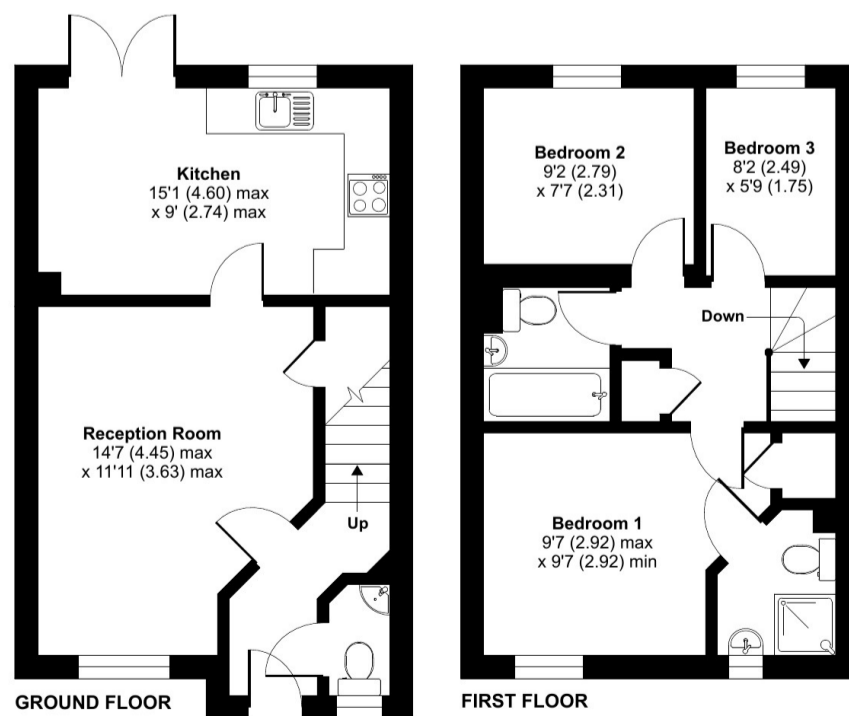
**Wilkie May
& Tuckwood**

Floor Plan

Knight Close, Monkton Heathfield, Taunton, TA2

Approximate Area = 767 sq ft / 71.2 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for JREA Ltd T/A Wilkie May & Tuckwood, Taunton. REF: 1198520

Description

Occupying a cul-de-sac position on the popular modern Monkton Heathfield development to the East of Taunton, is this well presented three bedroom mid terrace home.

The property, which was constructed by Messrs Persimmon Homes, is offered in excellent decorative order throughout and is offered to the market with no onward chain.

The property benefits from uPVC double glazing and mains gas fired central heating and is enhanced by allocated parking for one car.

- Mid Terrace
- Three Bedrooms
- Gas Fired Central Heating
- Sought After Location
- uPVC Double Glazing
- Allocated Parking
- No Onward Chain



Internally, a front door leads into entrance hall with cloakroom off. There is a generous size living room opening through to a well appointed modern fitted kitchen. The kitchen comprises of a range of matching wall and base units, work surfaces and upstands with an integrated oven, gas hob and extractor, space and plumbing for a washing machine, space for a tall fridge/freezer, a concealed wall mounted gas combination boiler and doors leading to the outside.

From the hallway, a staircase leads to a first floor landing with doors to all principle bedrooms (bedroom one benefitting from an en-suite shower room) and a family bathroom that comprises of wc, wash hand basin and bath with tiled surround. Externally, the property benefits from a enclosed rear garden with patio adjoining the rear of the property. The garden is laid to lawn with borders, a timber shed and outside tap, as well as gated rear access.

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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/tolerates.island.placed

Council Tax Band: C

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

Mobile Phone Coverage: Indoor—limited voice & data likely available with EE, Three & Vodafone; limited voice with O2. 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 vendors are yet to have confirmation as to what this will be.

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 October 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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