



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/shuttlingpie.pedicure

Council Tax Band: B

Broadband Availability: Ultrafast with up to 1800 Mbps download speed and 220 Mbps upload speed.

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

Mobile Phone Coverage: Check www.ofcom.org.uk/mobile-coverage-checker

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 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. We routinely refer potential sellers and purchasers to a selection of recommended local conveyancing firms. It is their decision whether to use those services. In making that decision, it should be known that we receive a payment benefit of not more than £150+VAT. Once an offer is accepted by our client, an Administration Fee of £20+VAT (£24) per buyer will be required in order to process the necessary checks relating to our compliance under Anti-Money Laundering legislation. This is a non-refundable payment and cannot be returned should purchase cease to continue. It can be paid via a card machine, or via BACS transfer. 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 1998. 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. Tel: 01823 332121



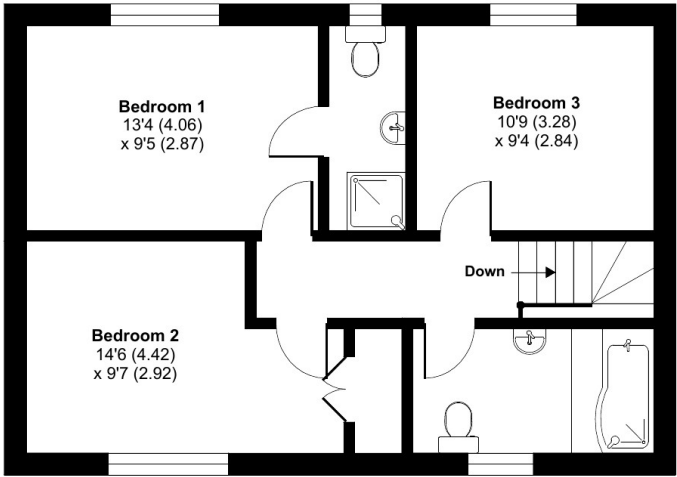
Winchester House, Corporation Street, Taunton, Somerset, TA1 4AJ



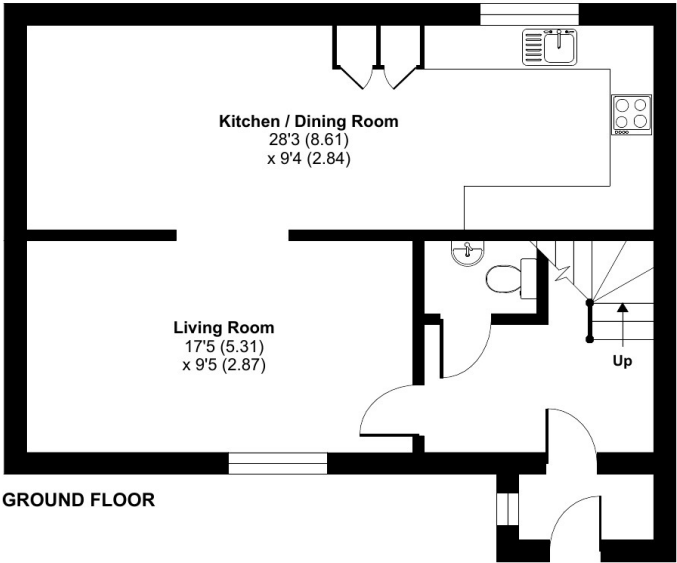
Floor Plan

School Road, Monkton Heathfield, Taunton, TA2

Approximate Area = 1142 sq ft / 106.1 sq m
For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2025. Produced for JREA Ltd TA Wilkie May & Tuckwood, Taunton. REF: 1380198



Description

Situated within the popular village of Monkton Heathfield and offered to the market with no onward chain, is this three bedroom end of terrace family home.

The property, which has been recently redecorated and fully recarpeted, benefits from uPVC double glazing and mains gas fired central heating and is set on a corner plot with off-road parking as well as an enclosed rear garden with gated side access.

- End Of Terrace
- Three Bedrooms
- uPVC Double Glazing
- Gas Fired Central Heating
- Off-Road Parking
- Recently Redecorated And Recarpeted Throughout
- Popular Village Location
- No Onward Chain



Internally, a front door leads into entrance porch with further door through to main hall with staircase rising to first floor and cloakroom off. A generous size living room is found to the front of the property with an opening through into a large kitchen/dining room. The kitchen is fitted with a matching range of wall and base units, roll edge work surfaces and tiled splashbacks with integrated oven, hob and extractor fan, space and plumbing for washing machine, space for tall fridge/freezer, dual aspect windows and French doors to the side.

To the first floor are three bedrooms (bedroom one with en-suite shower room comprising of wc, wash hand basin and walk-in shower with shower over). A family bathroom completes the accommodation and comprises of wc, wash hand basin, bath with tiled surround and glass screen. Externally, there is an enclosed lawned garden with gated side access and off-road parking.

