

for sale

offers in excess of **£240,000**



## Knight Lane Monkton Heathfield Taunton TA2 8GU

**NO ONWARD CHAIN!** This excellently presented **THREE-BEDROOMED HOME** was built in 2021 and benefits from **REMAINING WARRANTY**, driveway parking and neutral decor throughout. **LOCAL AMENITIES** and great access to the M5 Motorway and A38. View now!



# Knight Lane Monkton Heathfield Taunton TA2 8GU

## Front Door

Leading into...

## Entrance Hall

Wall-mounted radiator and stairs rising to the first floor. Doors to the W.C. and Lounge.

## W.C.

Low level W.C. and wash hand basin. Wall-mounted radiator and window to front aspect.

## Lounge

14' 6" x 12' 3" ( 4.42m x 3.73m )

A generous Lounge with television point, Ethernet point, wall-mounted radiator and window to front aspect. Another feature of the room is the large under-stairs storage cupboard. Door through to the...

## Kitchen / Diner

15' 10" x 10' ( 4.83m x 3.05m )

A stylish modern Kitchen with a range of fitted wall and base units. Roll-edge work surfaces incorporating a sink with drainer and gas hob with cooker hood over. Built-in electric oven. Recesses and plumbing for a dishwasher and washing machine. Recess for a tall fridge/freezer. Window to rear aspect and patio doors to the rear garden.

## First Floor Landing



Large storage cupboard and access into the loft space. Doors to all bedrooms and the Bathroom.

### **Bedroom 1**

12' x 9' 6" ( 3.66m x 2.90m )

Large built-in storage cupboard over the stairs, window to front aspect and wall-mounted radiator. Door into the...

### **En Suite**

Suite comprising a corner shower cubicle with wall-mounted mains shower, low level W.C. and pedestal wash hand basin. Half-tiling, wall-mounted radiator and window to front aspect.

### **Bedroom 2**

9' 4" x 7' 10" ( 2.84m x 2.39m )

A second double bedroom with wall-mounted radiator and window to rear aspect.

### **Bedroom 3**

7' 9" x 6' ( 2.36m x 1.83m )

Wall-mounted radiator and window to rear aspect.

### **Bathroom**

An immaculate white suite comprising bath with mixer tap, low level W.C. and pedestal wash hand basin. Half-tiling and window to side aspect.

### **Rear Garden**

The rear garden is laid predominantly to lawn with an attractive re-laid patio.

### **Parking**

Driveway parking to the right of the property for one car.





This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

### directions to this property:

At Wickes roundabout head North over the O'Bridge flyover. At the next roundabout take the third exit right onto Priorswood Road. Continue along to the next roundabout and take the second turning signposted Monkton Heathfield. Turn left onto Yallands Hill and continue through the village for approximately 1 mile. At the roundabout take the first exit into Hartnells Farm and follow the road until it becomes Knight Lane and the property is identified on the left hand side.

To view this property please contact Connells on

**T 01823 334 433**  
**E taunton@connells.co.uk**

53 High Street  
 TAUNTON TA1 3PR

Property Ref: TTN311407 - 0007

**Tenure:** Freehold

**EPC Rating:** B

**view this property online** [connells.co.uk/Property/TTN311407](http://connells.co.uk/Property/TTN311407)



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

see all our properties at [www.connells.co.uk](http://www.connells.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)