

for sale

£290,000



Hob Close Monkton Heathfield Taunton TA2 8GL

A well-presented SPACIOUS HOME set over three floors and boasting THREE LARGE BEDROOMS, an attractive rear garden and GARAGE. Further features include a GENEROUS EN SUITE, driveway parking and WC. Located in the popular MONKTON HEATHFIELD area with great access to the M5 motorway and A38. View now!

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Front Door

Leading into...

Entrance Porch

Internal door through to...

Lounge

14' 7" x 11' 8" (4.45m x 3.56m)

Built-in cupboard, television point, radiator and window to front aspect. Door to the inner hall.

Inner Hall

Stairs rising to the first floor. Doors to the WC and Kitchen/Diner.

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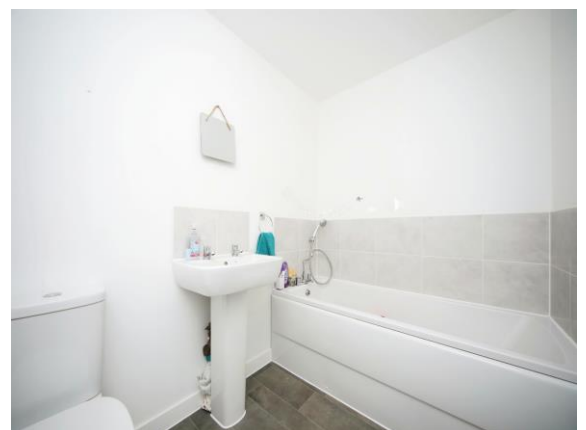
Low level WC and pedestal wash hand basin. Wall-mounted radiator and extractor fan.

Kitchen / Diner

11' 8" x 7' 7" (3.56m x 2.31m)

An excellently presented modern Kitchen with a range of fitted wall and base units. Roll-edge work surfaces incorporating a sink with drainer and electric hob with fitted cooker hood over. Built-in electric oven. Recesses for an automatic washing machine and tall fridge/freezer. Wall-mounted radiator and window to rear aspect. Patio doors leading to the rear garden.

First Floor Landing



Stairs rising to the second floor. Doors to bedrooms 2, 3 and the Bathroom.

Bedroom 2

12' x 10' 3" (3.66m x 3.12m)

Wall-mounted radiator and two windows to the front aspect,

Bedroom 3

11' 9" x 9' 2" (3.58m x 2.79m)

Wall-mounted radiator and window to rear aspect.

Bathroom

A neutral white suite comprising bath with mixer tap and shower attachment over, low level WC and pedestal wash hand basin. Wall-mounted radiator and extractor fan.

Second Floor Landing

Generous built-in storage cupboard. Door into Bedroom 1.

Bedroom 1

16' 5" max x 8' 5" (5.00m max x 2.57m)

A large double bedroom with a wall-mounted radiator, window to front aspect and door through to the...

En Suite

A very generous en suite room with corner shower cubicle, low level WC and pedestal wash hand basin. Roof window to rear aspect. Wall-mounted radiator.

Rear Garden

A good size garden primarily laid to lawn and a rear patio seating area. The garden is particularly private and also features an external tap, lighting and a side gate.

Garage

A single garage to the right hand side of the property with an up and over door to front and a single door to the side. Power and lighting.

Parking

Driveway parking in front of the garage.





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:

From Taunton at the Wickes roundabout head over the viaduct taking the third exit at the adjoining roundabout. At the next roundabout take the second exit onto Yallands Hill to Monkton Heathfield. Take the third exit at the subsequent roundabout onto Bawler Road then left at the 'T' junction. Turn left into Hob Close.

To view this property please contact Connells on

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53 High Street
 TAUNTON TA1 3PR

Property Ref: TTN311702 - 0005

Tenure: Freehold

EPC Rating: B

view this property online connells.co.uk/Property/TTN311702



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