

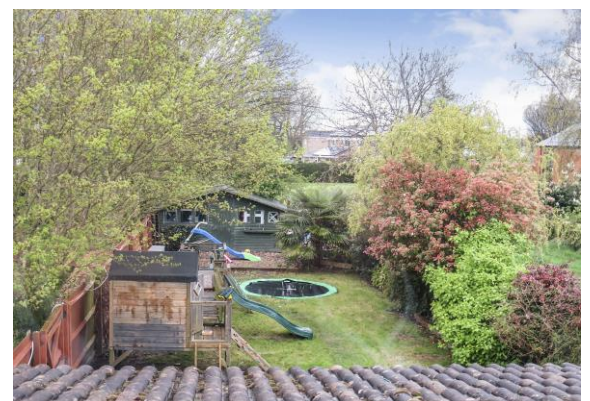
for sale

£290,000



Elms Estate Monkton Heathfield Taunton TA2 8NZ

Substantially improved by the current owners and available for sale with NO ONWARD CHAIN this truly exceptional and significantly extended FAMILY HOME commands an enviable cul-de-sac position in the FAVOURED VILLAGE of Monkton Heathfield, that simply must be seen to be fully appreciated.



Elms Estate Monkton Heathfield Taunton TA2 8NZ

Front Door

Leading to...

Entrance Hall

Stairs rise to the first floor.

Entrance Reception Area

10' 6" x 5' 4" (3.20m x 1.63m)
Double glazed window to front.

Lounge / Diner

17' 8" max x 11' 6" max (5.38m max x 3.51m max)
Dual-aspect double glazed windows to side and front. Feature fireplace with wood burning stove. Radiator.

Kitchen

13' 7" max plus cupboard x 11' 10" max (4.14m max plus cupboard x 3.61m max)
Double glazed window to rear. Recessed larder-style cupboard. Further recess for a fridge/freezer. The kitchen itself is equipped with a range of wall and base-mounted units with rolltop work surfaces, sink and drainer with mixer tap, integrated electric oven and grill with separate five burner gas hob, with splashback and cooker-hood over. Integrated dishwasher. Rolltop breakfast bar with seating for up to four people. Radiator. Inset lighting.

Second Reception

13' 10" max x 12' 2" max (4.22m max x 3.71m max)
Currently utilised as a playroom. Double glazed window to rear. Double glazed double door to side opening onto the patio.



Cloakroom

Suite comprising low-level W.C, wash hand basin with mixer tap and vanity cupboard. Obscure double glazed window to side.

Utility Area

Tiled flooring. Worktop. Plumbing for an automatic washing machine.

First-Floor Landing

Attic hatch. Double glazed window to rear.

Main Bedroom

12' 8" x 11' 6" plus cupboard (3.86m x 3.51m plus cupboard)
Double glazed window to front. Radiator.

Bedroom Two

11' 3" x 10' 6" plus wardrobe (3.43m x 3.20m plus wardrobe)
Double glazed window to front. Radiator. Recessed wardrobe.

Bedroom Three

8' 5" x 8' 3" plus wardrobe (2.57m x 2.51m plus wardrobe)
Double glazed window to rear. Radiator. Recessed wardrobe.

Bathroom

Suite comprising low level W.C, bath with mixer tap and shower attachment. Shower cubicle with integral shower. Wash hand basin with mixer tap and vanity cupboard. Obscure double glazed window to rear. Fully tiled. Heated towel rail. Extractor fan.

Rear Garden

A real feature of this property is the generous nature of this enclosed family garden, which is laid initially to patio and primarily laid to lawn, with a wooden climbing frame and integrated

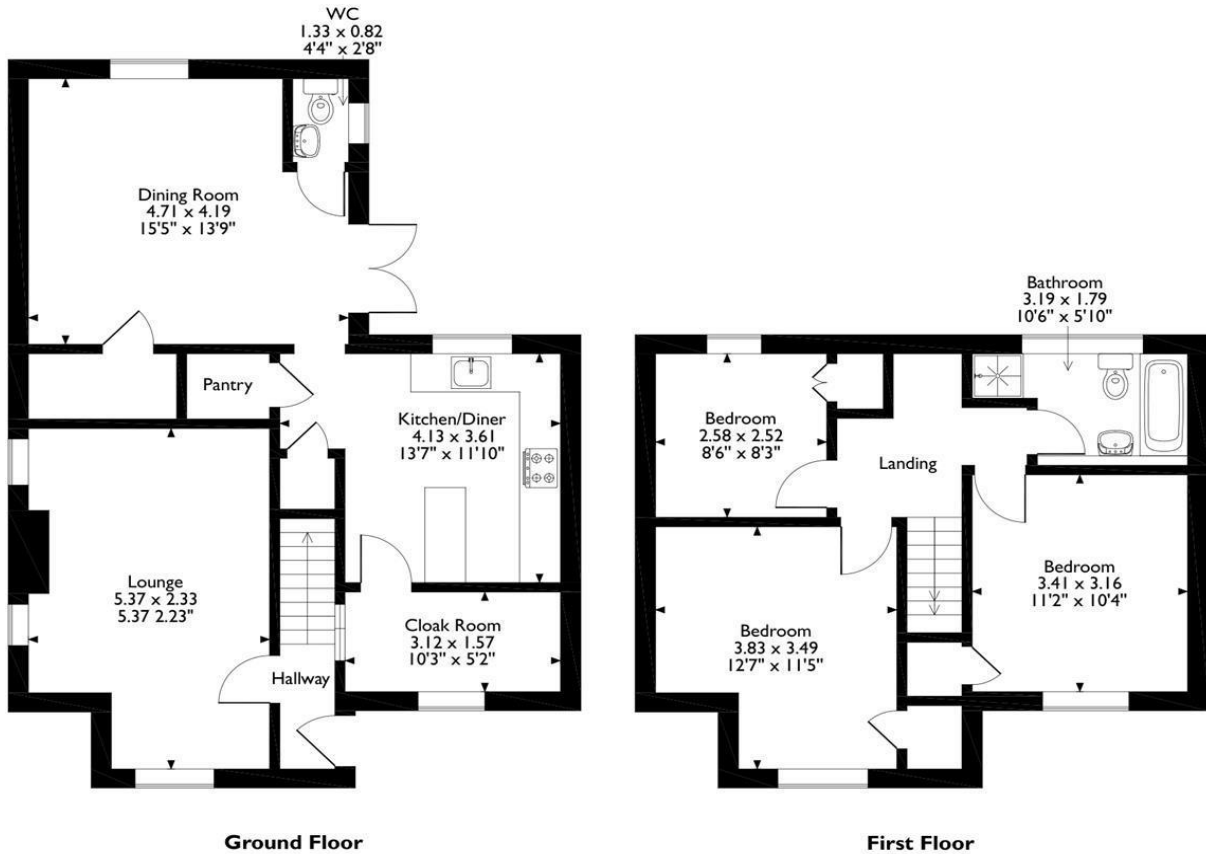
trampoline. To the rear of the garden there is an area laid to stone chippings, housing a large storage shed/workshop with power and light. The garden is also complimented by a wide selection of plants, shrubs, trees and bushes. Side pedestrian access.

Parking

A gravel driveway to the front of the property, enjoying off-road parking for two cars.



Elms Estate Monkton Heathfield, Taunton, Somerset
Approximate Gross Internal Area
1205 SQFT/112 SQM



Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

To view this property please contact Connells on

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53 High Street
TAUNTON TA1 3PR

Property Ref: TTN311893 - 0007

Tenure: Freehold

EPC Rating: D

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