

for sale

£350,000



Knight Lane Monkton Heathfield Taunton TA2 8GU

This IMMACULATELY PRESENTED family home is located in the popular HARTNELLS FARM development in Monkton Heathfield and boasts THREE BEDROOMS, a private driveway and POWERED GARAGE. Further features include a UTILITY ROOM, En Suite shower room and ATTRACTIVE REAR GARDEN. View now!

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Front Door

Leading into...

Entrance Hall

Wall-mounted radiator and stairs rising to the first floor. Doors to the Lounge and Kitchen/Diner.

Lounge

18' 7" x 10' 5" (5.66m x 3.17m)

A generous reception room featuring a television point, two wall-mounted radiators, a window to front aspect and patio doors leading out to the rear garden.

Kitchen / Diner

18' 8" x 9' 1" (5.69m x 2.77m)

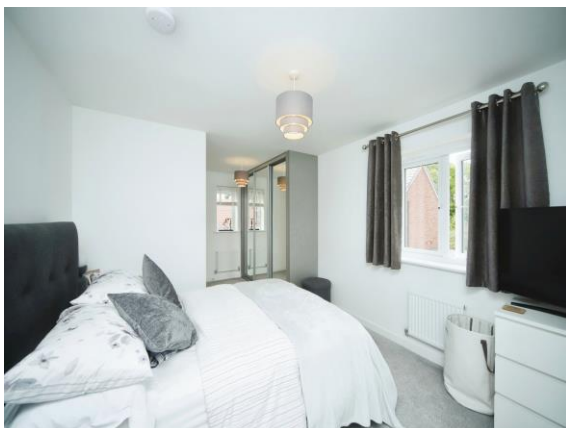
The stunning Kitchen/Diner presents in as-new condition and has a range of fitted wall and base units. Roll-edge work surfaces incorporating a sink with drainer and gas hob with cooker hood over. Built-in electric double oven, fridge and freezer. Additional features include glass splashbacks, spotlights and a built-in corner cupboard. Window to the front and two windows to the side aspect. Door through to the...

Utility Room

6' 6" x 5' 4" (1.98m x 1.63m)

Additional wall and base units matching with the kitchen. Wall-mounted boiler housed within one of the units. Recess and plumbing for an automatic washing machine. Wall-mounted radiator. Doors to the Cloakroom and rear garden.

Cloakroom



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

First Floor Landing

Built-in linen/airing cupboard, loft hatch and a window to the rear aspect. Wall-mounted radiator. Doors to all bedrooms and the Bathroom.

Bedroom 1

18' 8" max x 10' 6" (5.69m max x 3.20m)

The principle room is a generous double and boasts fitted mirrored wardrobes and a wall-mounted radiator. Window to side and front aspects. Door to the...

En Suite

Suite comprising a double shower cubicle with wall-mounted shower over, low level WC and wash hand basin. Window to front aspect.

Bedroom 2

10' 8" x 8' 5" (3.25m x 2.57m)

A second double bedroom with wall-mounted radiator and two windows to the front and side aspects.

Bedroom 3

9' 1" x 7' 8" (2.77m x 2.34m)

Wall-mounted radiator and window to side aspect.

Bathroom

A beautifully presented white suite comprising bath with mixer tap and wall-mounted shower over, low level WC and pedestal wash hand basin. Further features include extended tiling, wall-mounted radiator and window to front aspect.

Rear Garden

The private rear garden wraps around both sides of the property and is primarily laid to lawn, decking and stone chippings. The garden is mostly walled giving easy maintenance and there is a side gate leading to the front.

Garage

A single garage to the left hand side of the property with power, lighting and a roller door to the front. An internal EV charger is located inside. There is also a single door to the side of the garage providing access to and from the garden.

Parking

Private driveway parking in front of the garage.





This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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. Continue following the road as it bends to the right and the property will be located on the right hand side opposite the bungalows.

To view this property please contact Connells on
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53 High Street
 TAUNTON TA1 3PR

Property Ref: TTN312291 - 0004

Tenure: Freehold

EPC Rating: B

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