

for sale

offers in excess of **£300,000**



Knight Lane Monkton Heathfield Taunton TA2 8GU

NO ONWARD CHAIN! This attractive **MODERN BUNGALOW** features **TWO BEDROOMS**, an excellently presented **KITCHEN/BREAKFAST ROOM** and a brilliantly landscaped rear garden. **DRIVEWAY PARKING** for two cars. Located in the popular **HARTNELLS FARM** development. **View now!**



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Front Door

Leading into...

Entrance Hall

Built-in large cupboard and double cupboard. Wall-mounted radiator. Loft hatch. Doors to the Lounge, Kitchen/Breakfast Room, Bathroom and two bedrooms.

Lounge

13' 5" x 12' 6" (4.09m x 3.81m)

A generous and beautifully presented reception room with a television point, wall-mounted radiator and attractive drop-lighting. Double doors leading to the rear garden.

Kitchen / Breakfast Room

14' 9" x 10' 8" (4.50m x 3.25m)

The bright and neutral kitchen is presented in as-new condition and features a range of fitted wall and base units. Work surfaces incorporating a sink with drainer and gas hob with cooker hood over. Built-in electric oven. Recesses for a tall fridge/freezer, washing machine and dishwasher. Additional features include spotlights, a wall-mounted radiator and window to front aspect.

Bedroom 1

13' 7" x 9' 3" (4.14m x 2.82m)

A good size double bedroom featuring a wall-mounted radiator and window to rear aspect.

Bedroom 2

9' 4" x 7' 5" (2.84m x 2.26m)



Wall-mounted radiator and window to front aspect.

Shower Room

Suite comprising a large double shower cubicle with wall-mounted shower over, low level WC and pedestal wash hand basin. Wall-mounted heated towel rail and extractor fan.

Rear Garden

The sunny, south-west facing garden has been fantastically landscaped into a large patio seating area and smaller area of artificial turf for low maintenance. There is a brick-built BBQ, wooden shed and a side gate leading to the front of the property.

Parking

Driveway parking for two cars to the front of the property.





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 left hand side.

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Property Ref: TTN312320 - 0004

Tenure: Freehold

EPC Rating: B

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