



Connells

Halletts Road
Monkton Heathfield TAUNTON



Property Description

Connells are delighted to offer to the market this stunning family home in the popular Monkton Heathfield area of Taunton benefitting from great access to the A38 and M5 motorway. The property is excellently suited to a larger family and entertaining family and friends. In brief the accommodation comprises entrance hall, lounge, snug/study, cloakroom, kitchen/diner/family room, utility room, five bedrooms, one en suite and family bathroom. To the rear of the property is a landscaped garden laid to decking and lawn. To the front is a spacious driveway and double garage. View now!

Front Door

Leading into...

Entrance Hall

A bright and spacious entrance hall with a large under-stairs cupboard, wall-mounted radiator and stairs rising to the first floor. Doors to the Lounge, Snug/Study, Kitchen/Diner/Family Room and Cloakroom.

Lounge

17' 2" x 11' 6" (5.23m x 3.51m)

A generous reception room featuring a television point, two wall-mounted radiators and a window to front aspect.

Snug / Study

10' 1" x 9' 5" (3.07m x 2.87m)

This versatile room benefits from a wall-mounted radiator and window to front aspect.

Cloakroom

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

Kitchen / Diner / Family Room

28' 2" max x 12' 7" max (8.59m max x 3.84m max)

This stunning room is excellently suited to

larger families and entertaining family and friends. Two sets of double doors lead out to the rear garden and a window to the rear aspect creates a wonderfully bright room. Two wall-mounted radiators and inset spotlights.

The recently replaced and beautifully appointed kitchen features a range of fitted wall and base-mounted units with high quality work surfaces incorporating a recessed sink and gas hob with cooker hood over. Built-in electric oven and dishwasher. The freestanding American-style fridge/freezer can also be negotiated as part of the sale. Door to the...

Utility Room

Additional base-mounted storage units with work surfaces. Recess and plumbing for a washing machine. Wall-mounted gas boiler. Door to the side of the property/rear garden.

First Floor Landing

Loft hatch and built-in cupboard. Doors to all bedrooms and the Bathroom.

Bedroom 1

14' 9" x 13' 7" (4.50m x 4.14m)

A large double bedroom featuring three double wardrobes, a wall-mounted radiator and window to front aspect. Door to the...

En Suite

An immaculate white suite comprising bath with mixer tap, shower cubicle with wall-mounted shower over, low level WC and pedestal wash hand basin. Further features include an extractor fan, majority tiling and a window to side aspect.

Bedroom 2

11' 6" x 9' 8" (3.51m x 2.95m)

A second large double bedroom with a triple wardrobe, wall-mounted radiator and window to front aspect.

Bedroom 3

11' 10" x 10' 2" (3.61m x 3.10m)

Wall-mounted radiator and window to rear aspect.

Bedroom 4

11' 3" x 8' 6" (3.43m x 2.59m)

Wall-mounted radiator and window to rear aspect.

Bedroom 5

8' 6" x 6' 8" (2.59m x 2.03m)

Wall-mounted radiator and window to rear aspect.

Family Bathroom

A family suite, presented in as-new condition and featuring a bath with mixer tap, shower cubicle with wall-mounted shower over, low level WC and pedestal wash hand basin. Wall-mounted radiator and window to side aspect.

Rear Garden

The rear garden is primarily laid to lawn and a large decked seating area ideal for relaxing and entertaining. Additional featured include a small area of stone chippings, external tap and a side gate leading to the front of the property.

Double Garage

A large and open double garage with power, lighting and two up and over doors to the front aspect.

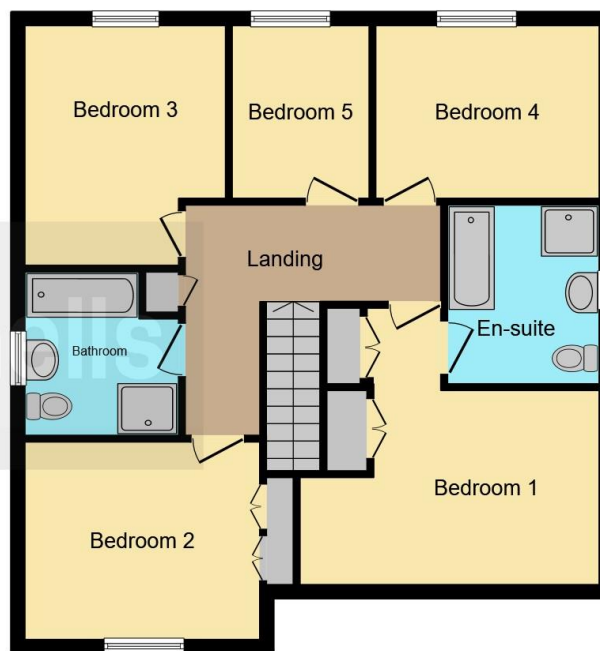
Parking

Private driveway parking for multiple cars.





Ground Floor



First Floor

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

To view this property please contact Connells on

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view this property online connells.co.uk/Property/TTN312324

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 second exit to continue straight. The property will be located on the right hand side with a Connells For Sale sign.

EPC Rating: B



Tenure: Freehold



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.

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