

for sale

£325,000



## Hob Close Monkton Heathfield Taunton TA2 8GL

Available with NO ONWARD CHAIN is this well decorated three double bedroom DETACHED property with low maintenance rear garden, garage and off road parking.



# Hob Close Monkton Heathfield Taunton TA2 8GL

## Entrance Hall

### Lounge

12' 11" x 12' 2" ( 3.94m x 3.71m )

Double glazed window to the front. Radiator.

### Kitchen/Diner

9' 4" x 18' 1" ( 2.84m x 5.51m )

French doors to the garden, space for dining table, integrated dishwasher, gas hob and space for fridge/freezer. Radiator.

### Utility Room

5' 5" x 5' 8" ( 1.65m x 1.73m )

'Ideal' boiler, door to the side aspect into the garden, radiator and access to pantry.

## First Floor

### Landing

Access to loft which is part boarded. Large storage cupboard.

### Bedroom One

10' 4" x 12' 10" max. ( 3.15m x 3.91m max. )

Double glazed window to the front aspect, radiator. Access to en suite.

### En Suite

Shower cubicle with mains shower, double glazed window to the front, extractor fan and vinyl floor.



### **Bedroom Two**

9' 4" x 9' 2" ( 2.84m x 2.79m )

Double glazed window to the rear aspect. Radiator.

### **Bedroom Three**

9' 6" x 8' 5" ( 2.90m x 2.57m )

Double glazed window to the rear aspect. Radiator.

### **Bathroom**

Double glazed window to the side aspect, wash basin, WC, bath with shower over and vinyl flooring.

### **Rear Garden**

Landscaped west facing rear garden laid to high quality pet-friendly artificial turf and Indian sandstone paving. There is a gate to rear driveway and door to garage which has power sockets and lighting. The garden also has an outside tap, double power socket and side gate back to the front.





**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

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Property Ref: TTN312506 - 0004

**Tenure:** Freehold

**EPC Rating:** B

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