

for sale

£514,000



Farriers Green Monkton Heathfield Taunton TA2 8PR

Superb family home with **DOUBLE GARAGE** and **WELL PROPORTIONED REAR GARDEN**. Situated in a quiet cul de sac off the main route through Farriers Green, the property offers great space for a family and has the parking to match the size of the home.



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Front Door

Leading to...

Entrance Hall

Radiator. Stairs rise to the first floor.

Cloakroom

Low-level W.C and wash hand basin. Double glazed window to front.

Lounge

11' 6" x 19' 10" (3.51m x 6.05m)

Double glazed window to front. Sliding patio doors to rear. Two

radiators. Feature fireplace.

Dining Room

9' 10" x 11' 4" (3.00m x 3.45m)

Double glazed window to rear. Radiator.

Kitchen

11' 4" x 10' 4" (3.45m x 3.15m)

Equipped with a range of wall and base-mounted units with work surfaces over, including breakfast bar, induction hob, mid-height oven and grill. Recess and plumbing for washing machine/dishwasher.

Utility Room

5' 5" x 8' (1.65m x 2.44m)

Door to side aspect. Wall-mounted units and work surface.



Radiator. Boiler neatly housed inside on of the wall units.

Conservatory

10' 5" x 9' 11" (3.17m x 3.02m)

Ceiling fan. Double glazed sliding doors leading to the rear garden.

First Floor Landing

Double glazed window to front. Loft hatch with ladder access.

Bedroom One

9' 6" x 11' 5" (2.90m x 3.48m)

Double glazed window to rear. Radiator. Built-in wardrobes.

En Suite

Comprising low-level W.C, wash hand basin and shower cubicle. Double glazed window to rear. Extractor fan. Fitted wall-mounted units with work surface over.

Bedroom Two

9' 9" x 11' 4" (2.97m x 3.45m)

Double glazed window to rear. Radiator. Built-in wardrobe.

Bedroom Three

11' 4" x 8' 2" (3.45m x 2.49m)

Double glazed window to front. Radiator.

Bedroom Four

7' 8" to wardrobe x 8' (2.34m to wardrobe x 2.44m)

Double glazed window to front. Radiator. Built-in wardrobe.

Bathroom

Suite comprising low-level W.C, wash hand basin and bath with shower attachment over. Double glazed window to rear. Radiator. Extractor fan.

Parking

Off-road parking for up to 5 vehicles.

Rear Garden

Laid to a mixture of patio and lawn, featuring a small pond as well. Rear pedestrian access to the garage.

Garage

16' 5" x 15' 10" (5.00m x 4.83m)

Double garage with electric up-and-over door, power and light.





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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Tenure: Freehold EPC Rating: C

Council Tax Band: E

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