



Farriers Green, Monkton Heathfield Taunton TA2 8PR

welcome to

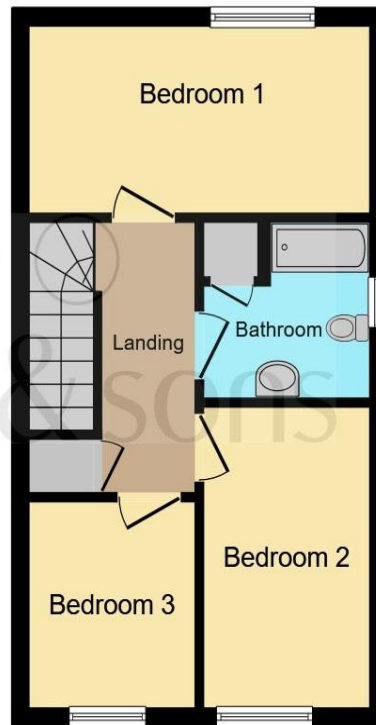
Farriers Green, Monkton Heathfield Taunton

Fox and Sons are delighted to bring to the market this spacious three bedroom home in the desirable village of Monkton Heathfield on the outskirts of Taunton. The property is spacious and light, offering ample parking as well as an integral garage. We expect a high level of interest so call now!

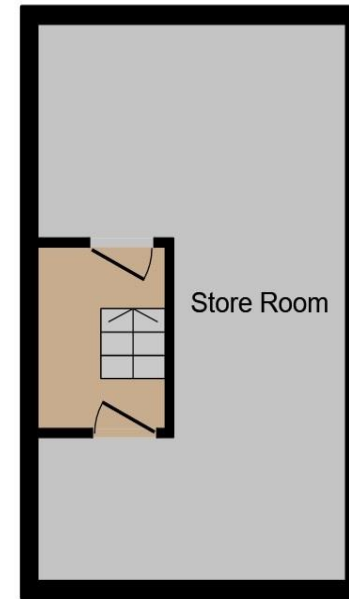




Ground Floor



First Floor



Attic

Entrance Hall

Cloakroom

Lounge

15' 4" Max x 13' 8" Max (4.67m Max x 4.17m Max)

Dining Room

12' 1" Max x 7' 4" Max (3.68m Max x 2.24m Max)

Kitchen

9' 8" Max x 7' 2" Max (2.95m Max x 2.18m Max)

Landing

Bedroom 1

13' 8" Max x 8' 5" Max (4.17m Max x 2.57m Max)

Bedroom 2

11' 3" Max x 6' 8" Max (3.43m Max x 2.03m Max)

Bedroom 3

7' 7" Max x 6' 7" Max (2.31m Max x 2.01m Max)

Bathroom

Parking

Front Garden

Rear Garden

Garage

17' 5" Max x 8' 9" Max (5.31m Max x 2.67m Max)

Attic Space

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

welcome to

Farriers Green, Monkton Heathfield Taunton

- Driveway for several cars and integral garage.
- Popular Village Location with No through Road
- Loft Room and Attic Space
- Council Tax Band C
- 840 square foot floor area

Tenure: Freehold EPC Rating: D

£300,000



Please note the marker reflects the
postcode not the actual property

view this property online fox-and-sons.co.uk/Property/TAU108161



Property Ref:
TAU108161 - 0008

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 is 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 or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.


fox & sons



01823 286161



taunton@fox-and-sons.co.uk



52 East Street, TAUNTON, Somerset, TA1 3NA



fox-and-sons.co.uk