



**FOR SALE**

**Guide Price £385,000**

**Yallands Hill,**



# Monkton Heathfield

Yallands Hill,

A lovely detached bungalow situated in a much sought-after location, offering 3 bedrooms 1 being en-suite, sitting room, dining room, kitchen, breakfast room, family bathroom, double glazing gas, central heating, parking, a detached garage and a fully enclosed cottage garden, the property is presented in very good decorative order throughout and situated in a village location.





## Accommodation

Front door opening to:-

### Entrance Hall

With a radiator, skylight window, utility storage cupboard, 5 spotlights, doors to:-

### Sitting Room

c.17'10 x 12'10 max (5.43m x 3.91m)

With double glazed patio doors to the rear garden, exposed stone fireplace and hearth, radiator, television point, 4 wall lights.

### Dining Room

c.15'11 max x 14' max (4.85m x 4.26m)

With a double glazed bay window to the front aspect, exposed stone fireplace, 2 wall lights, radiator, ceiling light.

### Kitchen

c.17'8 x 7'10 (5.38m x 2.38m)

With a double glazed window to the side aspect, fitted units comprising both floor and wall mounted storage cupboards and drawers, with granite working surfaces incorporating a 1 & ¼ bowl single drainer sink unit with mixer tap, space and plumbing for both washing machine and dishwasher, tiling to splash prone areas, breakfast bar, built-in electric oven and microwave, built-in 4 ring hob with extractor cooker hood over, radiator, 4 spotlights, open plan through to:-





#### Bedroom 2

c.13'10 x 13'10 max (4.21m x 4.21m)  
With a double glazed bay window to the front aspect, built-in wardrobes, radiator, ceiling light.

#### Bedroom 3

c.12'4 x 7'4 (3.75m x 2.23m)  
With a double glazed window to the side aspect, radiator, built-in storage cupboards and display shelving, ceiling light.



#### Family Bathroom

With a double glazed window to the side aspect, a suite comprising of a bath, fully tiled shower cubicle, wash hand basin with storage cupboard under, low level coupled WC, heated towel rail, all walls benefiting from being fully tiled, extractor fan and ceiling light.

**Outside**

To the front of the property there is a driveway providing ample parking and giving access to a single detached garage, with electrically operated door, the front garden is laid mainly to lawn with flowerbeds housing a variety of mature shrubs, the rear garden is fully enclosed and offers a patio, with a raised lawn and numerous flowerbeds housing a variety of mature trees, shrubs and flowers, there side access gate and personal door to the garage, at the foot of the garage there is and outside to WC.

Council Tax Band: - E

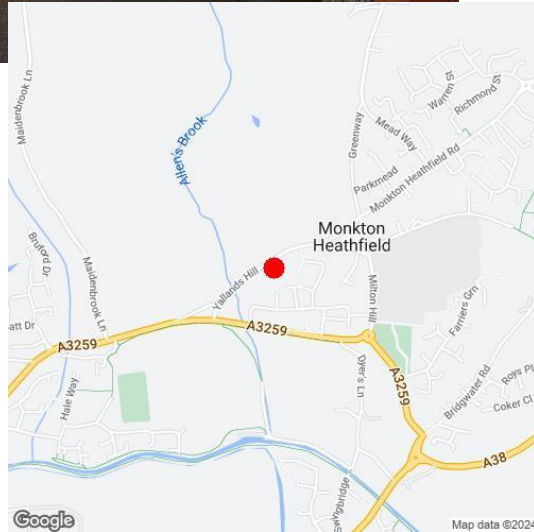
Construction: - Rendered brick under a tiled roof.

Primary School Catchment: - West Monkton C of E

Secondary School Catchment: - Heathfield School



AWAITING EPC



### [Directions](#)

From Taunton head out along Priorswood Road, go straight over the roundabout and again at the next roundabout, take the second left towards Monkton Heathfield and the property will be found on the right hand side.

### **Please note the following:**

While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you please contact us and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.

Measurements These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

Services Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

To ensure the purchase of your property moves ahead as quickly as possible we may refer the conveyancing work for you, and/or the vendor, if required to a conveyancing firm. We may also refer you to a financial advisor if so required. A commission may be paid to the agent by a 3rd party for this.

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# Yallands Hill, Monkton Heathfield

AWAITING FLOR PLAN

Viewing strictly by appointment call 01823 336 103

Monday - Friday 9.00am - 5.30pm  
Saturday 9.00am - 4.00pm

TRG Lawrence & Son, 4 Station Road, Taunton, Somerset TA1 1NH

[www.trglawrenceandson.co.uk](http://www.trglawrenceandson.co.uk)

Please respect the sellers privacy and do not make an approach by knocking on the door.

