



**FOR SALE**

**Guide Price £450,000**

**Two Farthings**



# Monkton Heathfield

Yallands Hill, Monkton Heathfield

A rare opportunity to acquire this beautifully presented detached 3 bedroom 1 being en-suite bungalow in a much sought-after location, offering sitting room, a superb kitchen/dining room, conservatory, a lovely bathroom, gas central heating, double glazing, double garage, ample parking and a fully enclosed garden.





## Accommodation

Double glazed front door opening to:-

### Entrance Hall

With a ceiling light, personal door to the garage, glazed doors opening to:-

### Sitting Room

c.21'8 x 16'3 >13'1 (6.42m x 4.88m>3.96m)

With 2 double glazed windows to the front aspect, double glazed patio doors obtaining borrowed light from the conservatory, gas real flame burner with exposed stone surround and tiled hearth, television point, 2 radiators, 3 ceiling lights.

### Conservatory

c.12'7 x 12'6 (3.67m x 3.67m)

With double glazed windows to the side and rear aspect, double glazed door to the rear garden, feature tiled floor, ceiling light and radiator.

### Kitchen/Dining Room

c.22'10 x 14'9 max

With a double glazed window to the rear garden, fitted units comprising both floor and wall mounted storage cupboards and drawers, with working surfaces incorporating a 1&1/4 bowl single drainer sink unit with mixer tap, built-in dishwasher, fridge and freezer, built in oven and a hob with cooker hood over, radiator, tiling to splash prone areas, laminate floor, ceiling light.





#### Cloakroom

With a double glazed window to the rear garden, vanity wash hand basin with a range of storage cupboards under and to the side, low-level WC, tiling to splash prone areas, space and plumbing for a washing machine, heated towel rail, ceiling light.

#### Inner Hallway

With access to the loft space, radiator, built-in storage cupboard housing the wall mounted gas boiler for hot water and central heating, ceiling light, doors to:-

#### Bedroom 1

c.14'6 max x 11' (4.28m x 3.35m)

With double glazed windows to the rear and side aspects, radiator, ceiling light, door to:-

#### En-Suite Shower Room/Wet Room

With a double glazed window to the side aspect, a shower cubicle, vanity wash hand basin with storage cupboard under, close coupled WC, under floor heating, heated towel rail, all wall being fully tiled, extractor fan, 2 spotlights.





### Bedroom 2

c.13' x 10'9 max (3.96m x 3.07m)

With double glazed windows to the side and rear aspects, radiator, a range of built-in wardrobes, 2 wall lights and 2 ceiling spotlights.

### Bedroom 3

c.12'4 x 11' (3.66m x 3.35m)

With a double glazed window to the rear garden, radiator, 2 wall lights and a ceiling light.



### Family Bathroom

With a double glazed window to the rear garden, a suite comprising of a spa bath with mixer tap, vanity wash hand basin with storage cupboard under, close coupled WC, all wall being fully tiles, heated towel rail, 3 spotlights.

## Outside

To the front of the property there is a brick paved driveway providing ample parking, with flowerbeds borders housing a variety of shrubs, trees and flowers, this gives access to a double garage c.21'1 x 17'9 (6.40m x 5.20m) with electric roller door, power, light and staircase to an upper storage area this extends to the loft for the whole property, this garage at one time did have planning permission but since has lapsed for conversion into living accommodation.

The lovely gardens extend round the side and to the rear of the property, offering numerous patios, a lazy laid lawn, garden pond and a large variety of mature shrubs, trees and flowers, benefiting from side access, outside water supply and lighting.

Construction: - Brick under a tiled roof with double glazing.

Utilities: - Mains electric, gas, water and drainage.

Flood Risk: - Surface very low, river and sea very low.

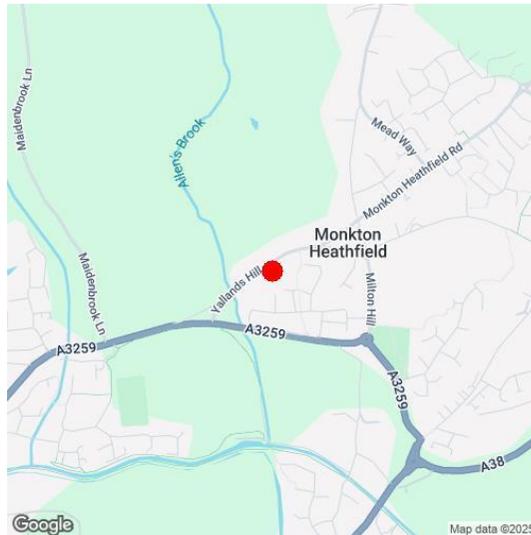
Primary School Catchment: - West Monkton C of E

Secondary School Catchment: - Heathfield School

Council Tax E



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 Plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		79
(55-68) <b>D</b>	67	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



### Directions

From Taunton head out along Priorswood Road, go straight over the roundabout and again at the next roundabout, continue into Monkton Heathfield and turn right into Milton Hill, the property will be located 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 FLOOR 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)

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