



FOR SALE

Guide Price £340,000

Richmond Street,



**Richmond Street, Monkton
Heathfield**

A beautifully presented 3 bedroom one being en-suite detached family home , in a much sought-after village location, presented in superb decorative order throughout, boasting a sitting room, a lovely kitchen/dining room, utility room, cloakroom, family bathroom, double glazing, gas central heating, garage and a fully enclosed garden.





Accommodation

Front door opening to:-

Entrance Hall

With stairs to the first floor accommodation, radiator, ceiling light, doors to:-

Sitting Room

c.18'6 x 10'3 (5.63m x 3.12m)

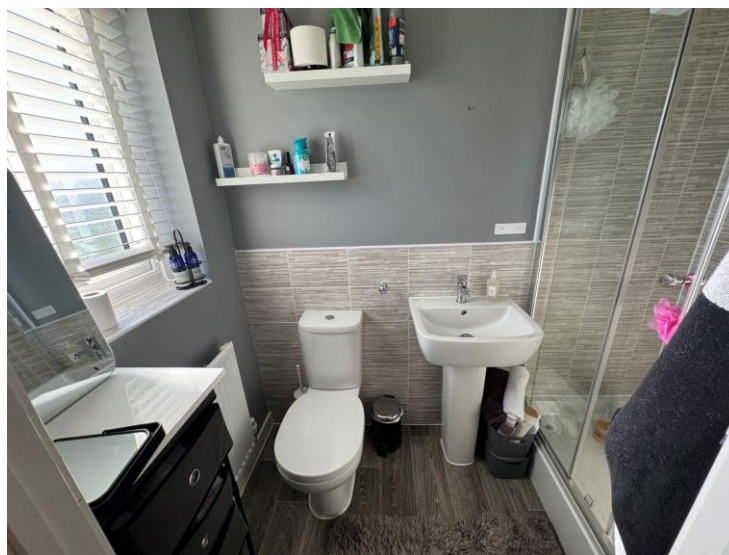
With a double glazed window to the front aspect overlooking the green, double glazed patio doors to the rear garden, electric focal point fire, television point, 2 radiators, ceiling light.

Kitchen/Dining Room

c.18'5 x 12'1 > 9' (5.61m x 3.60m > 2.74m)

With double glazed windows to the front, rear and side aspects, fitted units comprising both floor and wall mounted storage cupboards and drawers, with working surfaces incorporating a 1&1/4 bowl single drainer stainless steel sink unit with mixer tap, built-in electric oven and 4 ring gas hob and extractor cooker hood over, built-in dishwasher, tiling to splash prone areas, 2 ceiling lights, radiator, door to:-





Utility Room

c.6'3 x 5'1 (1.90m x 1.54m)

With a double glazed door to the rear garden, fitted floor and wall mounted storage cupboards, working surface, space and plumbing for a washing machine, space and point for a tumble dryer, radiator, mounted gas boiler for the hot water and central heating, ceiling light, door to:-

Cloakroom

With a pedestal wash hand basin with tiled splash back, close coupled WC, display shelving, radiator, extractor fan, ceiling light.

Landing

With a double glazed window to the rear elevation, radiator, ceiling light, over stairs storage cupboard, doors to:-

Bedroom 1

c.18'5 max x 10'5 max (5.61m x 3.17m)

With double glazed windows to both front and rear elevations, radiator, built-in wardrobes, 2 ceiling lights, door to:-

En-Suite Shower Room

With a double glazed window to the front elevation, fully tiled shower cubicle, pedestal wash hand basin, close coupled WC, tiling to splash prone areas, radiator, extractor fan, ceiling light.





Bedroom 2

c.10'10 x 9'2 (3.30m x 2.79m)

With double glazed windows to both side and front elevations enjoying far reaching views, radiator, built-in wardrobe, ceiling light.

Bedroom 3

c.9'2 x 7'6 (2.79m x 2.28m)

With a double glazed window to the rear elevation, radiator, ceiling light and access to the loft space.



Family Bathroom

With a double glazed window to the front elevation, a suite comprising of a bath, pedestal wash hand basin, close coupled WC, tiling splash prone areas, radiator, extractor fan, ceiling light.

Outside

There is garage to the rear with power and lighting, the rear garden is fully enclosed and offers a lawn with raised deck area, rear access gate and personal double glazed patio doors to the garage.

Council Tax Band :- D

Construction :- Rendered brick under a tiled roof with double glazing.

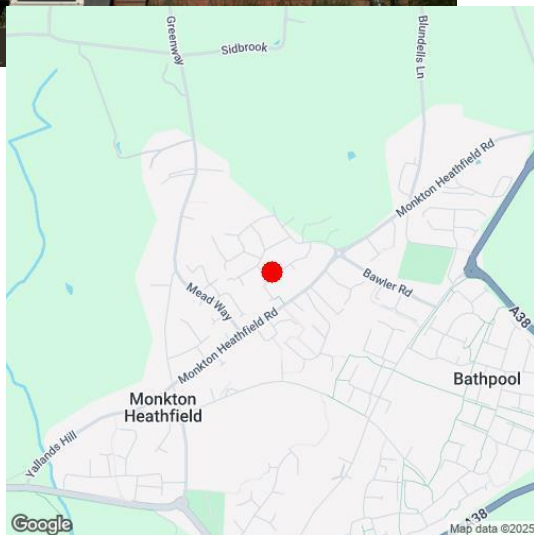
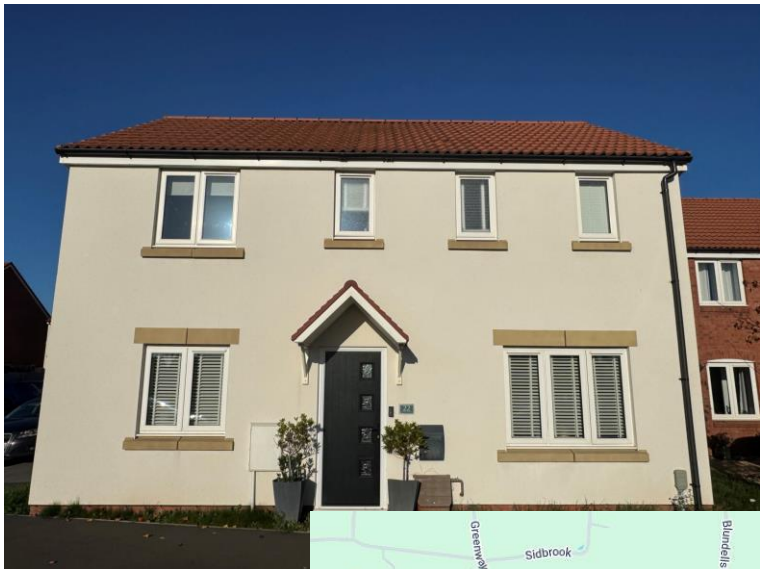
Utilities :- Mains electric, gas, water and drainage.

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

Primary School Catchment :- West Monkton C of E

Secondary School Catchment :- Heathfield School





Directions

Head out of Taunton along Priorswood Road, at the roundabout take the second exit, at the nest roundabout take the second exit again, continue along this road and take the left turning signed Monkton Heatfield, continue to to he nest roundabout and take the first exit, Richmond Street will be found on your left.

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.

THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER THE SOLE TRADER TRADING AS TRG LAWRENCE & SON NOR ANY OF THEIR EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 Plus) A		94
(81-91) B	83	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Richmond Street, Monkton Heathfield



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

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

