



FOR SALE

Guide Price £280,000

School Road,

 **TRG Lawrence**
& Son

Monkton Heathfield

School Road

A semi-detached 3 bedroom extended family home, offering a sitting room, dining room, kitchen/breakfast room, utility room, cloakroom, family bathroom, study, gas central heating, solar panels, double glazing and fully enclosed garden, the property is situated in a much sought-after village location.





Accommodation

Front door opening to:-

Entrance Porch

With a double glazed window to the side aspect, 3 spotlights, door to:-

Entrance Hall

With a feature tiled floor, stairs to the first floor accommodation, a range of built-in storage cupboards and working surfaces, door to:-

Dining Room

c.10'10 x 9'11 (3.30m x 3.02m)

With a double glazed window to the front aspect, radiator, laminate floor, ceiling light, and archway through to:-

Sitting Room

c.15'9 x 10'10 (4.80m x 3.30m)

With a double glazed window to the front aspect, radiator, television point, laminate floor, built-in shelved storage cupboard, 2 ceiling lights.

Kitchen/Breakfast Room

c.17'1 x 10'2 (5.20m x 3.09m)

With a double glazed window to the side aspect, double glazed patio doors to the rear garden, feature tiled floor, fitted units comprising both floor and wall mounted storage cupboards and drawers, with working surfaces incorporating a single bowl single drainer sink unit with mixer tap, space and point for a range cooker with extractor cooker hood over, radiator, breakfast bar, space and plumbing for a dishwasher.





Cloakroom

With a wash hand basin with tiled splash back, low-level WC, feature tiled floor, ceiling light.

Utility Room

c.16'11 max x 6'9 max (5.15m x 2.05m)
With double glazed window to the rear aspect, feature tiled floor, working surfaces with tiled splash back, space and plumbing for a washing machine, space and point for a tumble dryer, radiator, 2 ceiling lights.

Landing

With access to the loft space, ceiling light, radiator, the gas boiler for the hot water and central heating is positioned in the loft.

Bedroom 1

c.12'6 x 10'2 (3.81m x 3.09m)
With a double glazed window to the rear elevation, radiator, ceiling light, archway through to a dressing area, with double glazed window to the side elevation, 2 wardrobes, ceiling light.

En-Suite

Offering a pedestal wash hand basin with tiled splash back and a close coupled WC, built-in storage cupboard, radiator, double glazed window to the rear elevation and ceiling light.





Bedroom 2

c.11'3 x 10'11 (3.42m x 3.32m)
With a double glazed window to the front elevation, built-in wardrobes, radiator, laminate floor, ceiling light.

Bedroom 3

c.11'11 x 10'11 (3.63m x 3.32m)
With a double glazed window to the front elevation, built-in storage cupboard, radiator, ceiling light.

Study

c.10'6 x 6'11 (3.20m x 2.10m)
With a built-in storage cupboard, radiator, ceiling light.

Family Bathroom

With a suite comprising of a spa bath with mixer tap and shower handset, pedestal wash hand basin, close coupled WC, tiling to splash prone areas, heated towel rail, extractor fan, 6 spotlights.



Outside

The front of the property there is a lawn bordered by hedgerow with a variety of mature trees and shrubs, the rear garden is fully enclosed offering a patio, with steps to a raised lawn and a deck area, with 2 garden a pergola with outside power, lighting and side access gate.

Council Tax Band: - B

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

Utilities: - Mains electric with solar panels, mains gas, water and drainage.

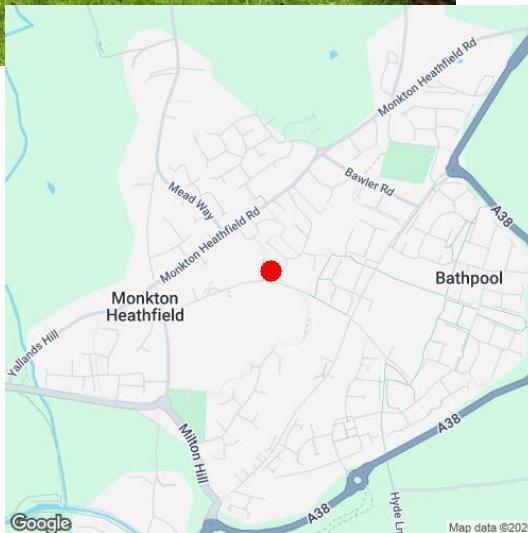
Flood Risk: - Surface very low, river and sea very low.

Primary School Catchment: - West Monkton C of E.

Secondary School Catchment: - Heathfield School.



AWAITING EPC



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, at the next mini roundabout turn left into School Road and the property will be found on the left 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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School Road, Monkton Heathfield

AWAITING FLOOR PLAN



Viewing strictly by appointment call 01823 336 103

Monday - Friday 9.00am - 5.30pm

Saturday 9.00am – 4.00pm

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