

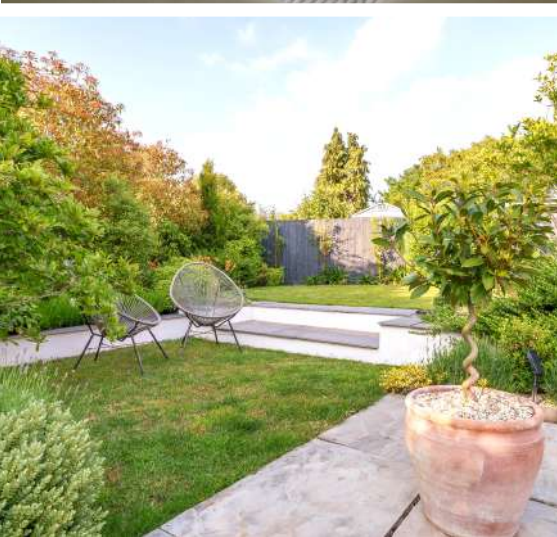


17 Aginhills Drive Monkton Heathfield, Taunton TA2 8XD

robert
cooney



Situated in this sought after area of Taunton within 2.4 miles of the centre of town and located in a quiet cul-de-sac location is this immaculately presented South facing 5 bedroomed detached house with 22'6 Open Plan Kitchen / Dining Room, enclosed landscaped garden with useful home office, double garage and ample driveway parking.





Features

- Entrance Hall
- Living Room with French doors to garden
- Fitted Kitchen / Dining Room with integrated appliances, AEG oven and French doors to garden
- Utility Room with door to garden
- Snug
- Cloakroom
- Master Bedroom with fitted wardrobes and Ensuite Bathroom with separate shower
- Bedroom 2 with Ensuite Shower Room
- 3 Further Bedrooms
- Family Bathroom with separate shower
- Enclosed landscaped garden to rear with feature pond
- Home Office with power and heating
- Double Garage and ample driveway parking
- Gas central heating
- Double glazing
- Council tax band F
- What3words: /// signified.rebel.shocks







Aginhills Drive is situated within easy reach of the centre of Taunton, the County Town of Somerset.

The town is a bustling, forward-looking town with excellent amenities, a good selection of independent and high street shops, distinctive restaurants, cafés, a wealth of history and sporting facilities including the County Cricket Ground.

The town also offers a good selection of both state and independent schools including Castle School, Taunton School, King's, Richard Huish Sixth Form College and nearby Queen's College.

Travel connections are convenient with the main line station for trains to London Paddington in less than 2 hours and excellent road links for the M5 motorway at Junction 25, situated to the East and Wellington at Junction 26.



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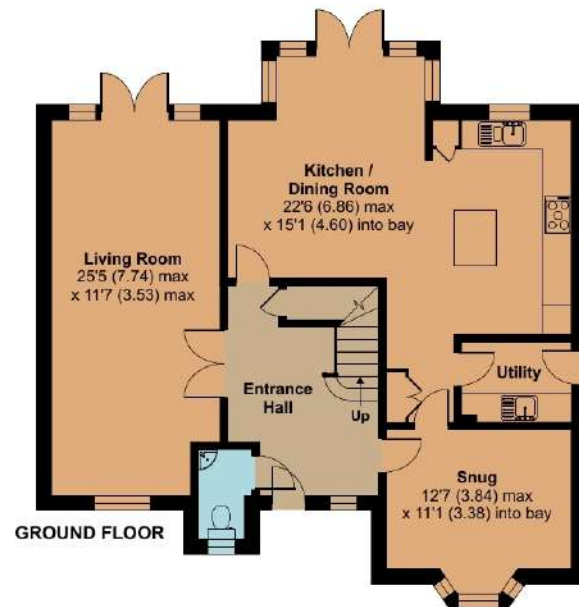
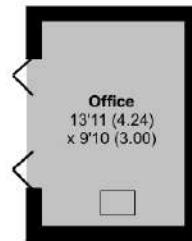
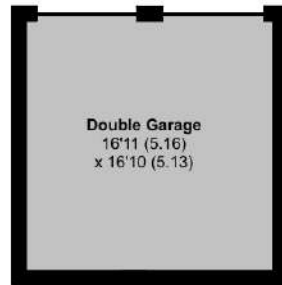
Approximate Area = 2009 sq ft / 186.6 sq m

Garages = 286 sq ft / 26.6 sq m

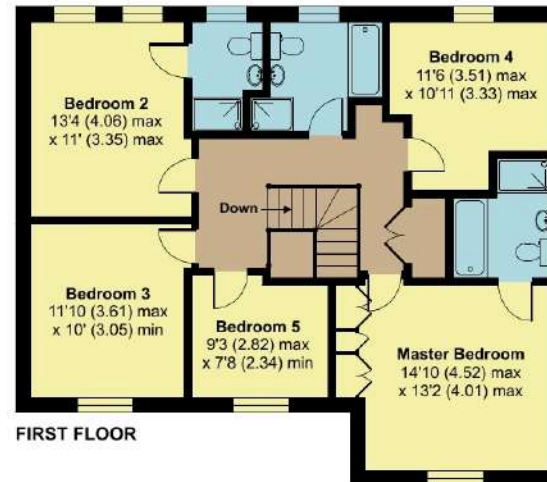
Office = 137 sq ft / 12.7 sq m

Total = 2432 sq ft / 225.9 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR

Viewing strictly through the selling agents:

Robert Cooney

Corporation Street, Taunton,
Somerset TA1 4AW

Telephone 01823 230 230

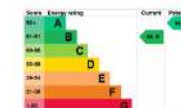
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Certified
Property
Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Robert Cooney. REF: 1125472



For clarification, we wish to inform prospective purchasers that: these particulars are set out as a general outline only for the guidance of intended purchasers, and do not constitute, nor constitute part of, an offer or contract; all descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details, are given without responsibility and any intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them; no person in the employment of Robert Cooney has any authority to make or give any representation or warranty whatever in relation to this property; we have not carried out a detailed survey nor tested the services, appliances and specific fittings.

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