





11 Broadly Gardens, Monkton Heathfield, Taunton, TA2 8PN

Presenting a beautifully maintained and modernised two-bedroom semi-detached bungalow, nestled in the heart of the sought-after village of Monkton Heathfield. Conveniently located near local amenities such as a Co-op shop, Village Hall, bus services, and Monkton Wood Academy. The single-level home has been thoughtfully upgraded throughout, offering a contemporary and comfortable living space.

Upon entering the welcoming hallway, you'll find the front-facing lounge to your right, featuring a charming bay window and a traditional chimney breast. From the hallway, access to all other rooms with ease. The stylish, newly refitted kitchen boasts modern design and includes a door leading to the side of the property. Adjacent to the kitchen is a sleek, modern white bathroom, with clean lines and crisp edges that create a striking impression.

At the rear of the bungalow are two spacious bedrooms—one of which benefits from built-in wardrobes—both beautifully decorated and ready to move in.





Property Features

- Stunning semi detached bungalow
- 2 bedrooms
- Refitted kitchen and bathroom
- Lounge with a bay window to the front of the property
- Beautifully presented throughout
- Double glazing and gas heating
- Garage and driveway for 2/3 cars
- Generous and low maintenance gardens
- One of the best 2 bedroom semi detached bungalows you will see
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Tenure: Freehold

Tax band: C

Services: The property is connected to mains water, drainage, gas and electricity.

Property location What 3 Words [what3words///magma.distilled.divided](#)

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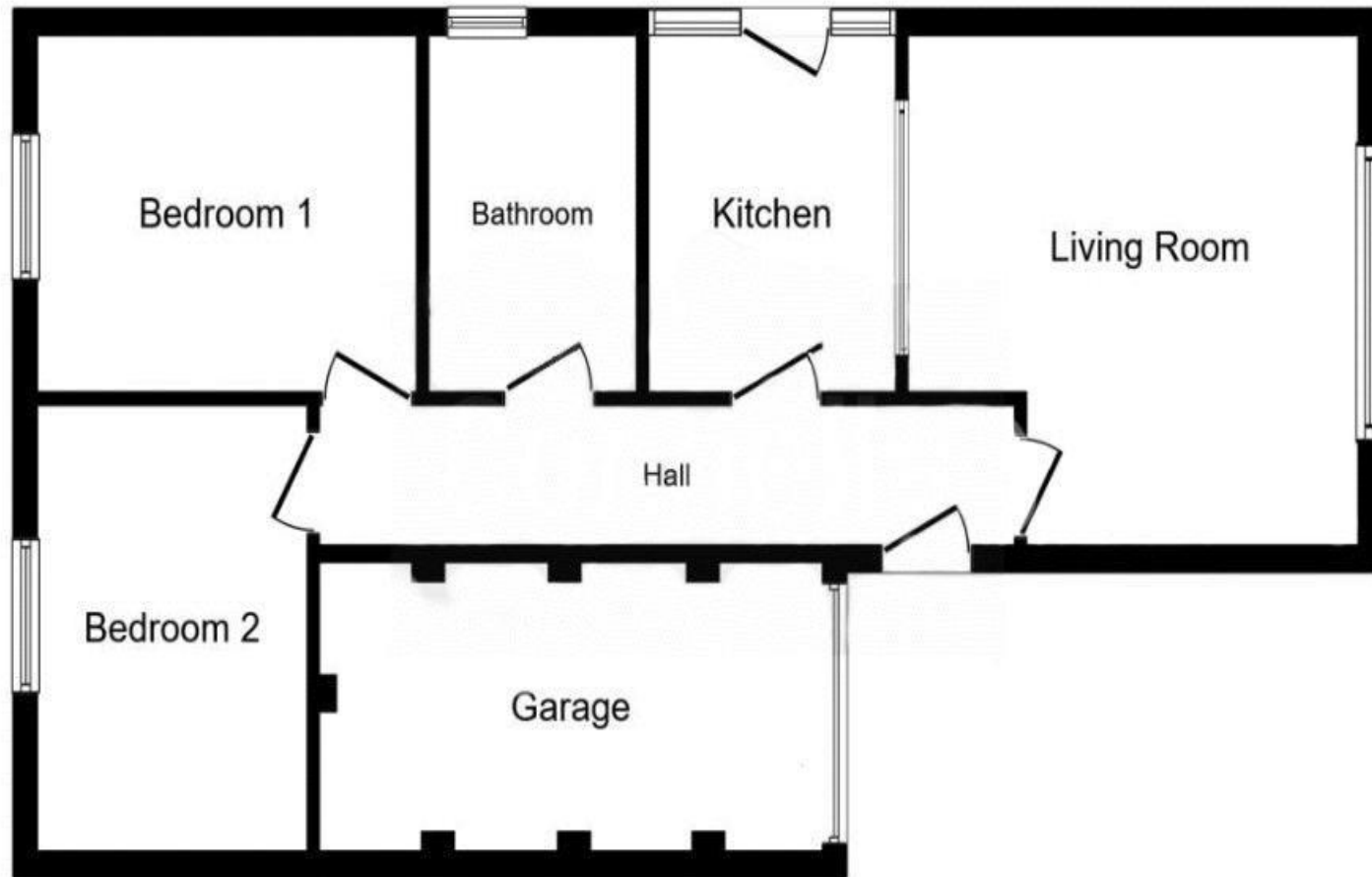
At the rear of the bungalow are two generously proportioned bedrooms—one featuring built-in wardrobes—both beautifully decorated and move-in ready. The property benefits from double glazing and gas central heating as standard, ensuring comfort and energy efficiency.

Externally, the front driveway provides parking for two vehicles and leads to a garage. The front garden is laid to a neat, level lawn, accentuated by a charming low-level tree at its center. Side access opens to a spacious rear garden, also laid to lawn and fully enclosed with wood panel fencing for privacy and security. A paved patio area at the rear creates an ideal outdoor space for entertaining or relaxing in the sunshine.

This delightful bungalow, with its stylish interior and recent upgrades, is sure to impress and is unlikely to be available for long!



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

DISCLAIMER Wilsons has not inspected or tested any equipment, fixtures, fittings, or services within the property, and cannot confirm their working condition or suitability. We recommend you consult a Solicitor or Surveyor to verify the condition and functionality. Information regarding tenure is obtained by Land Registry, we advise that you obtain verification from your Solicitor. Items depicted in photographs are not included in the sale. The property is sold subject to rights of way, public footpaths, easements, wayleaves, covenants, and any matters that may affect the legal title. We have not verified the property's structural integrity, ownership, tenure, acreages, estimated square footage or planning/building regulations. Prospective purchasers are advised to seek validation of all the above matters prior to expressing any formal intent to purchase. Wilsons routinely refer buyers and sellers to local solicitors for conveyancing services and mortgage advisors for mortgage and protection advice. It is your decision whether to use these services. We receive a payment benefit for referring clients of no more than £250 per case. Once an offer is accepted by our client, an Administration Fee of £20 + VAT (£24) per buyer will be required for us to process the necessary checks relating to our compliance and Anti-money laundering obligations. This is a non-refundable payment and cannot be returned.

Part A - Please note some of the information will require you looking these details up online provided in the National Trading Standards Material Information in Property Listing (sales) document V1.0 November 2023

Council Tax / Domestic Rates	C
Asking price	£280,000
Tenure*	Freehold

Part B - Please note some of the information will require you looking these details up online provided in the National Trading Standards Material Information in Property Listing (sales) document V1.0 November 2023

Property type	Bungalow
Property construction	Brick with tiled roof
Number and types of room	2 bedrooms
Electricity supply	Mains electricity
Water supply	Mains water
Sewerage	Mains sewerage
Heating	Gas heating
Broadband	https://checker.ofcom.org.uk/ Ultrafast
Mobile signal/coverage	https://checker.ofcom.org.uk/ EE Three O2 Vodafone Likely
Parking	https://www.somerset.gov.uk/roads-travel-and-parking/residential-parking-permits/

Part C - Please note some of the information will require you looking these details up online provided in the National Trading Standards Material Information in Property Listing (sales) document V1.0 November 2023

Building safety	Nothing stated on the sellers PIQ form
Restrictions	Nothing stated on the sellers PIQ form
Rights and easements	Nothing stated on the sellers PIQ form
Flood risk	https://www.gov.uk/request-flooding-history
Coastal erosion risk	https://www.gov.uk/check-coastal-erosion-management-in-your-area
Planning permission	Nothing stated on the sellers PIQ form
Accessibility/adaptations	Nothing stated on the sellers PIQ form
Coalfield or mining area	https://www.gov.uk/check-if-property-is-affected-by-coal-mining
Energy Performance Certificate (EPC)*	D
Including detail of any inescapable costs	Nothing stated on the seller PIQ form