



Monkton Heathfield, Taunton, TA2 8NE

Located in the desirable Parish area, northeast of Taunton, this charming four-bedroom, two-bathroom semi-detached cottage has been extensively extended and thoughtfully modernised over the years. It retains many original character features while boasting appealing aesthetics both inside and out. The spacious, well-designed layout spans two floors. Entrance is through a welcoming porch that leads into a central hallway. To the left, you'll find a lovely lounge featuring a distinctive fireplace, with double doors opening to a versatile study or home office. On the right side of the hallway, there is a stunning dual-aspect kitchen and dining area equipped with modern fitted units and appliances. Adjacent to this space are a rear lobby, a cloakroom/WC, and a utility room, enhancing convenience and functionality. Upstairs, the property offers four bedrooms, including a main bedroom with a handy en suite. There is also a beautifully appointed, modern family bathroom. The cottage benefits from gas central heating and double glazing throughout. Externally, a gated driveway provides off-road parking to the side of the property. The rear garden is attractively enclosed, featuring a well-maintained lawn and a generous storage building, perfect for additional storage or hobbies.



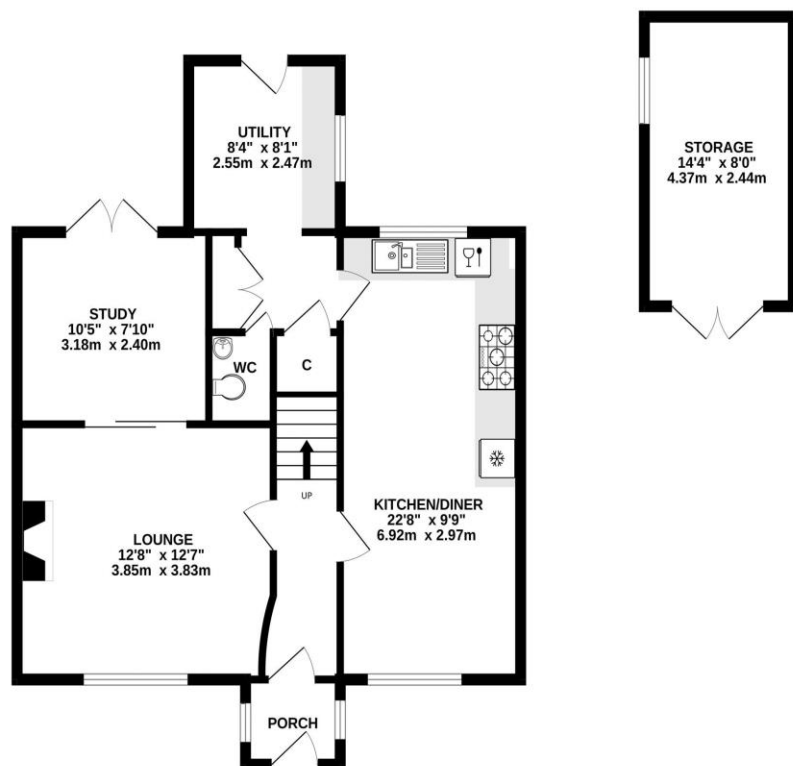
Key Features

- A delightful semi detached character cottage
- 4 bedrooms
- 2 bathrooms
- 2 reception rooms
- Large kitchen/dining room and seperate utility room
- Double glazing and gas heating
- Driveway
- Located in the heart of Monkton Heathfield
- Enclosed, pretty rear garden
- A larger than expected property full of character and charm

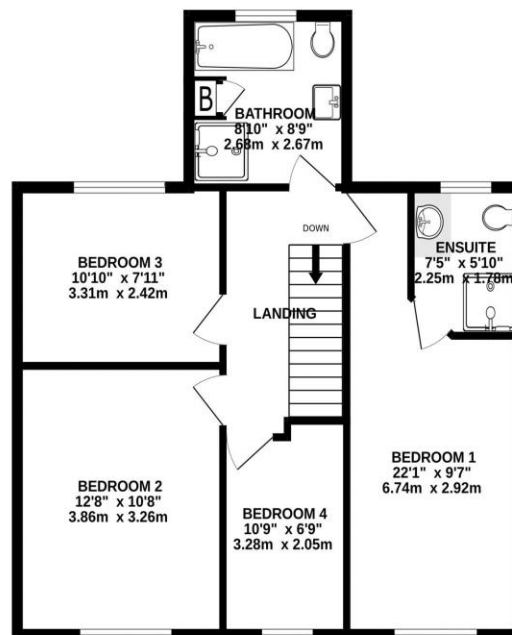




GROUND FLOOR
805 sq.ft. (74.8 sq.m.) approx.



1ST FLOOR
677 sq.ft. (62.9 sq.m.) approx.



TOTAL FLOOR AREA : 1482 sq.ft. (137.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Tenure: Freehold

Tax band: D

Property Location:
[what3words///tightest.chosen.caring](https://what3words.com/tightest.chosen.caring)

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

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	D
Asking price	£410,000
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	House
Property construction	Stone and brick
Number and types of room	4 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, VODAFONE, 02
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 sellers PIQ form



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.