



Walford Cottage West Monkton, Taunton TA2 8QW

£450,000

**robert
cooney**



An immaculately presented 2 double bedroomed Grade II Listed period cottage situated within the former grounds of Walford Manor 4.1 miles from Taunton, updated throughout with useful loft room / office, beautiful established landscaped garden and private gated driveway with ample driveway parking.

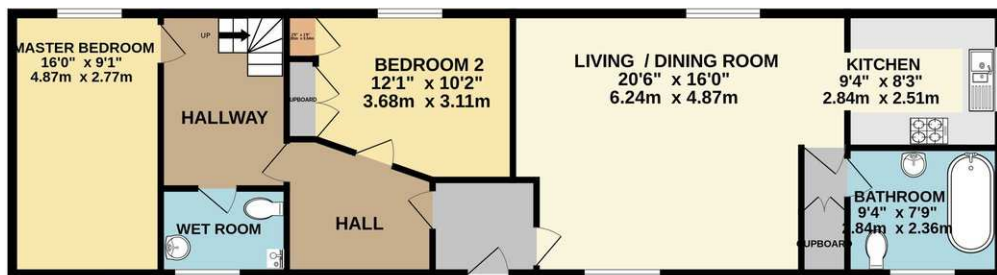




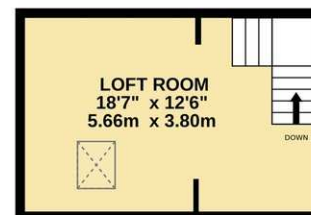
- ### Features
- Entrance Hall with oak front door
 - Living / Dining Room with newly installed multi-fuel log burning stove
 - Newly installed Howden fitted Kitchen
 - Bathroom
 - Master Bedroom
 - Further double Bedroom
 - Wet Room
 - Useful Loft Room currently used as an Office
 - Enclosed established landscaped garden with outdoor lighting, useful timber shed and workshop
 - Private gated driveway with ample driveway parking
 - Oil fired central heating
 - Electric underfloor heating in Living Room, Hall and Kitchen
 - Plantation shutters fitted throughout
 - Private drainage
 - Council tax band B
 - What3words: [///issuer.litigate.declares](https://www.what3words.com/issuer.litigate.declares)



GROUND FLOOR
966 sq.ft. (89.7 sq.m.) approx.



1ST FLOOR
230 sq.ft. (21.4 sq.m.) approx.



TOTAL FLOOR AREA : 1196 sq.ft. (111.1 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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Viewing strictly through the selling agents:

Robert Cooney

Corporation Street, Taunton,
Somerset TA1 4AW

Telephone 01823 230 230

taunton@robertcooney.co.uk

www.robertcooney.co.uk



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