FOR SALE

Guide Price £220,000

Knight Lane



Built in 2021, this modern two-bedroom mid-terrace home in popular Monkton Heathfield offers move-in-ready living near Taunton. Features a generous sitting room, contemporary kitchen/diner with French doors, downstairs WC, two double bedrooms, enclosed low-maintenance garden, and allocated parking.

Viewing strictly by appointment call 01823 336 103

Monday - Friday 9.00am - 5.30pm
Saturday 9.00am - 1.00pm

TRG Lawrence & Son. 4 Station Road, Taunton, Somerset TA1 1NH
www.trglawrenceandson.co.uk

Please respect the sellers privacy and do not make an approach by knocking on the door.

Built in 2021, this modern and inviting property is ideal for first-time buyers, professionals, downsizers, or investors looking for a move-in-ready home in a well-connected Somerset location.

Key Features
Attractive modern mid-terrace home
Two generous double bedrooms
Bright and generous sitting room
Contemporary kitchen/dining room with garden access
Downstairs cloakroom/WC
Enclosed, low-maintenance rear garden
Allocated off-road parking space
Sought-after Monkton Heathfield location with easy access to Taunton and the

Upon entering the home, you are welcomed by a bright entrance hall featuring a convenient downstairs cloakroom/WC. The cosy yet generous sitting room offers a comfortable space to relax and unwind, leading through to a contemporary kitchen/dining room at the rear. Fitted with a range of modern units and ample dining space, the kitchen benefits from French doors that open directly onto the garden, creating a seamless indoor-outdoor flow.
Upstairs, the first-floor landing leads to two well-proportioned double bedrooms. Both rooms offer plenty of space for freestanding furniture and served by a stylish, modern family bathroom.



















Outside
To the rear, the property enjoys a fully enclosed garden designed with ease of maintenance in mind, perfect for summer dining or relaxing outdoors. The home also benefits from a dedicated allocated parking space.

Knight Lane sits within the thriving community of Monkton Heathfield on the north eastern edge of Taunton. Residents enjoy convenient access to local shops, well regarded schools, scenic countryside walks, and Taunton town centre, alongside straightforward transport links to the M5 (Junction 25) and Taunton railway station.

Sitting Room c.15’ x 9’3 (4.57m x 2.81m)
Kitchen/Dining Room c.12’6 x 8’3 (3.81m x 2.51m)
Bedroom 1 c.12’9 max x 8’6 (3.88m x 2.59m)
Bedroom 2 c.12’9 x 8’2 (3.88m x 2.48m)

Council Tax Band :- B

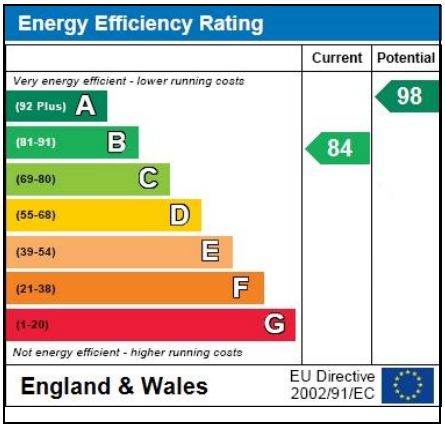
Construction :- Brick under a tiled roof with double glazing.

Utilities :- Mains electric, gas, water and drainage.

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

Primary School Catchment :- West Monkton C of E

Secondary School Catchment :- Monkton Wood Acadamy.



Directions

Head out of Taunton along Priorswood Road, at the roundabout take the second exit, at the nest roundabout take the second exit again, continue along this road and take the left turning signed Monkton Heatfield, continue to to he nest roundabout and take the first exit and follow this road round into Knight Lane.

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.
THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER THE SOLE TRADER TRADING AS TRG LAWRENCE & SON NOR ANY OFTHEIR EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.