



FOR SALE

Guide Price £440,000

Pippin Road,



Monkton Heathfield

Pippin Road,

A beautifully presented detached family home, situated in a much sought-after location overlooking the green and park, boasting 4 bedrooms 1 being en-suite, sitting room, a stunning kitchen/dining room, utility room, cloakroom, family room/office, a lovely family bathroom, double glazing, gas central heating, parking and a fully enclosed low maintenance garden.

Monkton Heathfield is a popular residential area 2 miles northeast of Taunton, Somerset, located within the parish of West Monkton. Situated near the Quantock Hills and M5 junction 25, it combines suburban expansion with rural charm, offering a primary school, local shops, and a community school, the village name originates from monks at **Glastonbury Abbey** who once owned the land.





Accommodation

Front door opening to:-

Entrance Hall

With a radiator, stairs to the first floor accommodation, ceiling light, doors to:-

Sitting Room

c.16'8 x 11'1 (5.08m x 3.37m)

With a double glazed window to the front aspect, radiator, television point, ceiling light.

Kitchen/Dining Room

c.14'10 x 13'8 (4.52m x 4.16m)

With double glazed patio doors to the rear garden, fitted units comprising both floor and wall mounted storage cupboards and drawers, with granite working surfaces/breakfast bar incorporating a 1&1/4 bowl single drainer sink unit with mixer tap, space and point for a range gas cooker with extractor cooker hood over, space and point for an American-style fridge freezer, built-in dishwasher, radiator, 16 spotlights fittings and door to:-

Utility Room

c.9' x 5'8 (2.74m x 1.72m)

With double glazed door and window to the rear garden, cloaks cupboard, granite working surface with a single bowl sink unit with mixer tap, space and plumbing for a washing machine, space and point for a tumble dryer, extractor fan, 3 spotlights fittings, door to:-





Cloakroom

With a double glazed window to the rear aspect, a corner wash hand basin with tiled splash back, close coupled WC, radiator, extractor fan, 2 spotlights fittings.

Family Room/Office

c.17'9 x 8'7 (5.41m x 2.61m)

With a double glazed window to the front aspect, radiator, ceiling light.

Landing

With access to the loft space, double glazed window to the rear elevation, radiator, 2 ceiling lights, doors to:-

Bedroom 1

c.11'1 plus door recess x 11'1 (3.37m x 3.37m)

With a double glazed window to the front elevation with views over the green and park, built-in wardrobes, radiator, ceiling light, door to:-

En-Suite Shower Room

With a double glazed window to the front elevation, a fully tiled shower cubicle, wash hand basin with tiled splash back, close coupled WC, heated towel rail, extractor fan, and 3 spotlights fittings.





Bedroom 2
c.10'9 x 10'6 (3.27m x 3.20m)
With a double glazed window to the rear elevation, radiator, ceiling light.

Bedroom 3
c.12'8 max x 9'1 (3.86m x 2.76m)
With a double glazed window to the front elevation, radiator, ceiling light.

Bedroom 4
c.10'4 max x 9'2 (3.14m x 2.79m)
With a double glazed window to the rear elevation, radiator, ceiling light.



Family Bathroom
With a double glazed window to the side elevation, a suite comprising a bath with shower over, low-level WC, wash hand basin with mixer tap, tiling to splash prone areas, feature tiled floor, heated towel rail, shaver socket, extractor fan and spotlight fitting.

Outside

To the front of the property is a driveway offering parking and giving access to the front door, the rear garden is fully enclosed, and offers a generously proportioned patio, giving access to a lazy lawn with gravel borders and raised flowerbeds, outside lighting and side access gate.

Council Tax Band: - E

Primary School Catchment: - West Monkton C of E Primary School

Secondary School Catchment: - Heathfield School

Construction: - Rendered Part rendered brick under a tiled roof with double glazing.

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

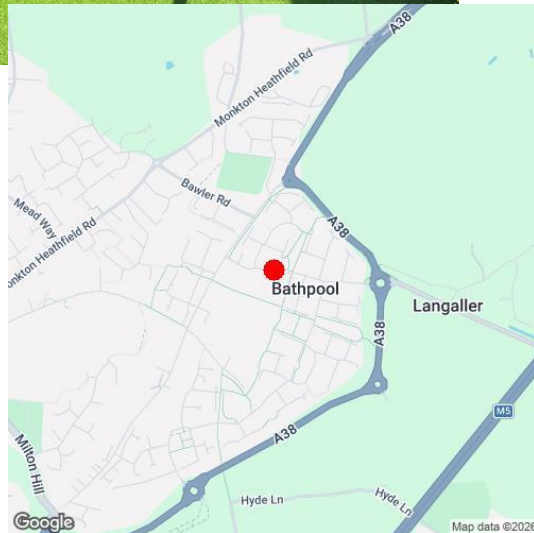
Flood Risk: - Surface very low, river and sea very low.

Primary School Catchment: - West Monkton C of E

Secondary School Catchment: - Heathfield School



AWAITING EPC



Directions

From Taunton head out on the Bridgwater Road, and head into Monkton Heathfield after passing the school on your right turn right into Pippin Road and the property will be found on your left.

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 OF THEIR EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.

Pippin Road, Monkton Heathfield

AWAITING FLOOR PLAN

Viewing strictly by appointment call 01823 336 103

Monday - Friday 9.00am - 5.30pm
Saturday 9.00am - 4.00pm

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.

