



FOR SALE

Guide Price £450,000

Walkers Rise,



Monkton Heathfield

Walkers Rise, Monkton Heathfield

An exceptionally presented, generously proportioned detached family home, boasting 4 bedrooms 1 being en-suite, sitting room, a superb kitchen/dining/family room, utility room, cloakroom, study, family bathroom, double glazing, gas central heating, parking and a double garage, the property also benefits from a beautifully presented fully enclosed garden and is situated in a much sought-after location.





Accommodation

Front door opening to:-

Entrance Hall

With a feature tiled floor, radiator, stairs to the first floor accommodation, 2 ceiling lights, doors to:-

Cloakroom

With a double glazed window to the side aspect, pedestal wash hand basin, close coupled WC and a continuation of the feature tiled floor, under stairs storage cupboard, radiator and ceiling light.

Sitting Room

c.20' into bay x 12'1 (6.09m x 3.68m)

With a double glazed bay window to the front aspect, 2 radiators, television point, a real flame electric fire with decorative surround, 2 ceiling lights.

Study

c.9'5 x 7'10 (2.87m x 2.38m)

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

Kitchen/Dining/Family Room

c.20'3 x 15'7 max > 11'4 (6.17m x 4.71m > 3.45m)

With double glazed windows and doors to the rear aspect, fitted units comprising both floor and wall mounted storage cupboards and heavy duty drawers, with working surfaces incorporating a 1&1/4 bowl single drainer stainless steel sink unit with mixer tap, built in 6 ring gas range hob with extractor cooker hood over, built-in double oven, dishwasher, built-in fridge freezer, a continuation of the feature tiled floor, 2 radiators, 2 ceiling lights and 4 spotlights, door to:-





Utility Room

c.8'3 x 5'2 (2.87m x 2.38m)

With a double glazed door to the rear garden, fitted units comprising both floor and wall mounted storage cupboards, with working surfaces incorporating a single bowl single drainer stainless steel sink unit with mixer tap, space and plumbing for a washing machine, space and point for a tumble dryer, a continuation of the feature tiled floor, radiator, extractor fan and ceiling light.

Galleried Landing

With a double glazed window to the side elevation, radiator, access to the loft space with loft ladder and part boarded with light, airing cupboard housing the hot water cylinder and shelving, ceiling light, doors to:-

Bedroom 1

c.12'11 x 12'2 (3.93m x 3.70m)

With a double glazed window to the front elevation, built-in wardrobes, radiator, ceiling light, door to:-

En-Suite Shower Room

With a double glazed window to the side elevation, a suite comprising of a fully tiled shower cubicle, pedestal wash hand basin, close coupled WC, tiling to splash prone areas, heated towel rail, extractor fan, shaver socket and ceiling light.





Bedroom 2
c.13'4 x 9'5 (4.06m x 2.87m)
With 2 double glazed windows to the rear elevation, built-in wardrobes, radiator, ceiling light.

Bedroom 3
c.12'6 > 9'10 x 10'5 (3.81m > 2.99m x 3.17m)
With 2 double glazed windows to the front elevation, radiator, ceiling light.

Bedroom 4
c.10'3 x 7'4 (3.12m x 2.23m)
With a double glazed window to the rear elevation, radiator, ceiling light.

Family Bathroom
With a double glazed window to the rear elevation, a suite comprising of a fully tiled shower cubicle, bath, pedestal wash hand basin, close coupled WC, tiling to splash prone areas, heated towel rail, extractor fan and ceiling light.



Outside

There is a driveway providing parking for 2 vehicles and giving access to a double garage with power and light, the rear garden is fully enclosed and offers a generously proportioned patio, with steps down to a sunken lawn, there is a gravel and decked seating area, with flowerbeds housing a variety of mature shrubs, there is the benefit of a rear access gate.

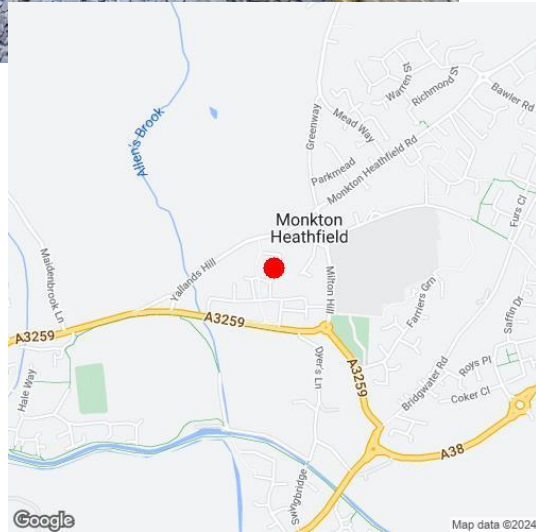
Construction: - Brick under a tiled roof.

Council Tax Band: - F

Primary School Catchment: - West Monkton C of E

Secondary School Catchment: - Heathfield School





Directions

From Taunton head out along Priorswood Road, go straight over the roundabout and continue into Monkton Heathfield, take the second left and Walkers Rise will be found on the right hand side.

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 WHATSOEVER IN RELATION TO THIS PROPERTY.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 Plus) A		93
(81-91) B	85	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Walkers Rise, 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.

