

for sale

offers in excess of **£250,000**



Hob Close Monkton Heathfield Taunton TA2 8GN

Attention **FIRST TIME BUYERS** this ideal starter home is neutrally decorated throughout and stands proudly in the popular village of **MONKTON HEATHFIELD** with superb local amenities, award winning schools and ease of access provided to the M5 motorway. This wonderful home offers superb **VALUE FOR MONEY**.



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Front Door

Leading to...

Entrance Porch

Doorway through to the...

Living Room

Double glazed window to front aspect. Feature fireplace. Understairs storage cupboard. Access through to the....

Inner Lobby

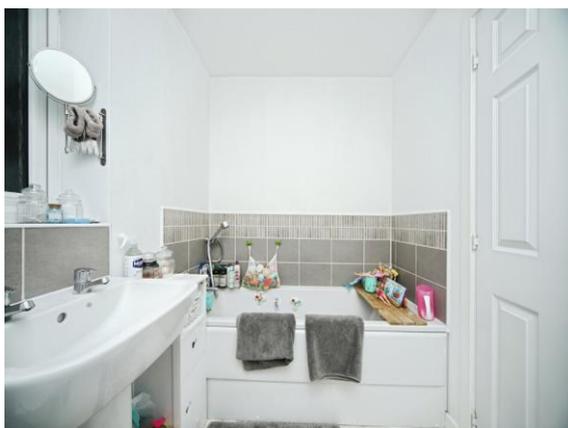
Stairs rise to the first floor.

Cloakroom

Suite comprising low-level WC, wash hand basin and extractor fan.

Kitchen / Diner

Rear aspect double glazed window and double doors opening onto the patio. The kitchen itself is equipped with a range of wall and base-mounted units with rolltop work surfaces, including a one and a half sink bowl and drainer. Integrated electric oven and hob with cooker hood over. Recesses include plumbing for an automatic washing machine. The wall-mounted boiler is neatly housed inside one of the wall units.



First Floor Landing

Two allocated parking spaces to the front of the property.

Bedroom Two

Double glazed front aspect windows.

Bedroom Three

Double glazed rear aspect window.

Bathroom

Suite comprising low-level WC, pedestal wash hand basin and bath with mixer tap and shower attachment over. Double glazed side aspect window. a heated towel rail. Extractor fan.

Second Floor Landing

Recessed cupboard.

Master Bedroom

Double glazed front aspect window. Attic hatch. Double wardrobe with mirror fronted panels.

En Suite Shower Room

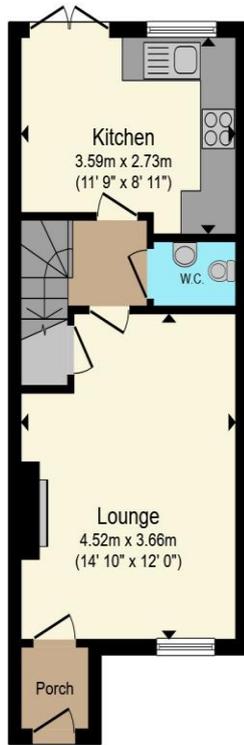
Double glazed rear aspect 'Velux' style window. Suite comprising low WC, pedestal wash hand basin and shower cubicle with integral shower. Heated towel rail. Extractor fan.

Rear Garden

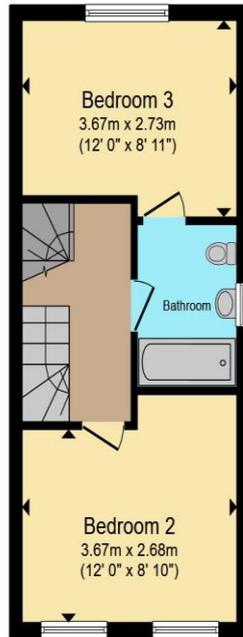
An enclosed garden laid to patio and faux grass, with outside water tap and gated side access.

Parking

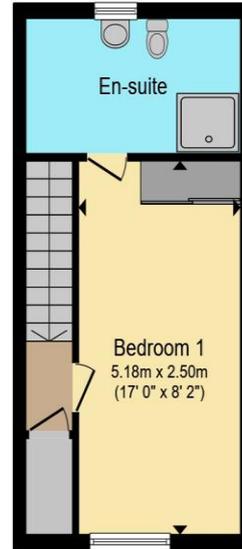




Ground Floor



First Floor



Second Floor

Total floor area 88.7 m² (955 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



To view this property please contact Connells on

T 01823 334 433
E taunton@connells.co.uk

53 High Street
 TAUNTON TA1 3PR

Property Ref: TTN313484 - 0005

Tenure:Freehold EPC Rating: B

Council Tax Band: C

view this property online connells.co.uk/Property/TTN313484



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