



## 93 Hob Close

Monkton Heathfield, Taunton, Somerset, TA2 8GN

James  
Gray

ESTATE AGENTS

A beautifully presented 2 bedroom modern terraced house, with parking for two cars and situated on this sought after development, close to good local amenities.



### Key features

- Entrance hall and Cloakroom
- Sitting room
- Kitchen/dining room with double doors to the rear garden
- Two double bedrooms
- Bathroom
- Rear garden with patio area
- Driveway and parking for two cars

### Services

All mains connected. Gas fired central heating

### EPC

B (83)

### Council tax and Service charge

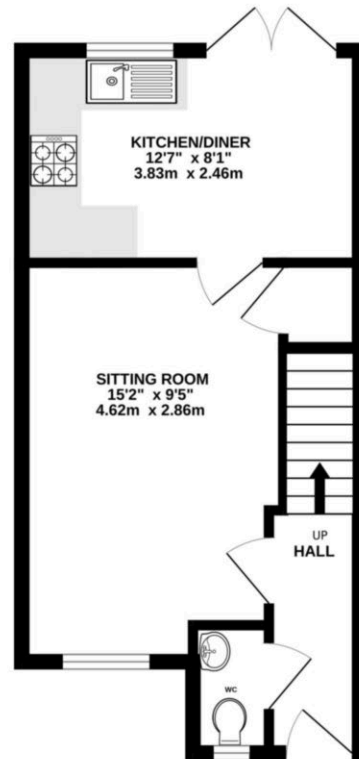
Band B. Service charge 1/4/26 - 31/3/27

£209.10

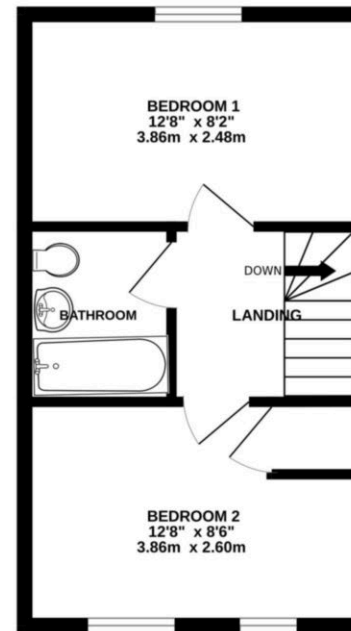




GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA: 635sq.ft. (59.0 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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We routinely refer potential sellers and purchasers to local and national law firms to carry out the conveyancing. It is their decision whether they choose one of these law firms. In making that decision, it should be known that we receive a payment benefit of £250.00 per transaction.

These particulars are not to form part of a Sale Contract owing to the possibility of errors and/or omissions. Prospective purchasers should therefore satisfy themselves by inspection or otherwise as to their correctness. All fixtures, fittings, chattels and other items not mentioned are specifically excluded unless otherwise agreed within the Sale Contract documentaries or left in situ and gratis upon completion. The property is also sold subject to rights of way, public footpaths, easements, wayleaves, covenants and any other matters which may affect the legal title. The Agent has not formally verified the property's structural integrity, ownership, tenure, acreages, estimated square footage, planning/building regulations status or the availability/operation of services and/or appliances. Therefore prospective purchasers are advised to seek validation of all the above matters prior to expressing any formal intent to purchase.

Home Field View North, Prockters Farm, West Monkton, Taunton, Somerset, TA2 8QN  
T: 01823 426090 E: sales@jamesgrayestateagents.com W: jamesgrayestateagents.com

James  
Gray

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