



16 Farriers Green

Monkton Heathfield, Taunton, Somerset, TA2 8PR

James
Gray

ESTATE AGENTS

A well presented detached family home with low maintenance west facing rear garden, adjacent to open amenity land and enjoying a cul de sac location and conveniently situated close to good local amenities



Key features

- Entrance hall
- Sitting room with bay window
- Kitchen/dining room
- Garden room
- Utility room and cloakroom
- Principal bedroom with en suite shower room
- 3 further bedrooms and family bath/shower room
- Gas central heating and double glazing
- Enclosed low maintenance rear garden with westerly aspect. Driveway and garage
- Attractive cul de sac location close to good local amenities

Services

All mains services connected. Gas central heating

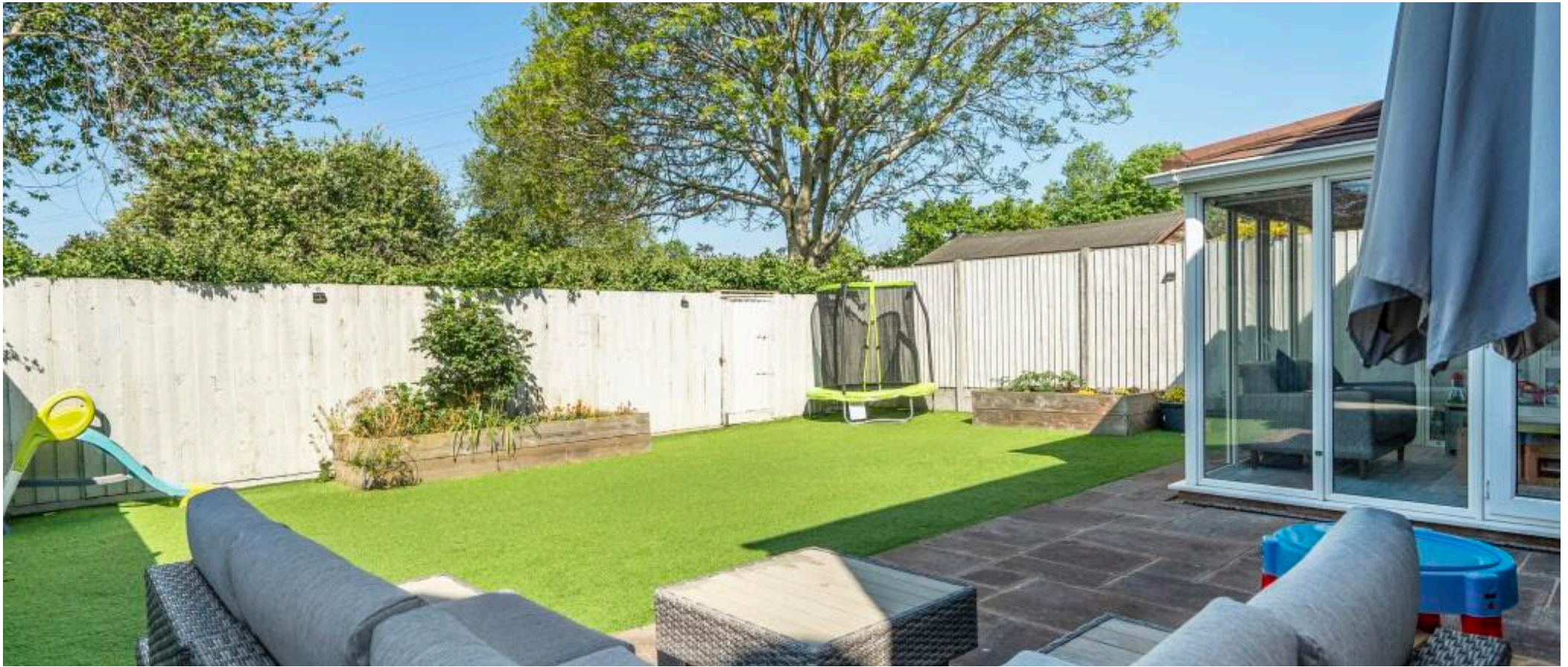
EPC rating

Band D (62)

Council Tax

Band E



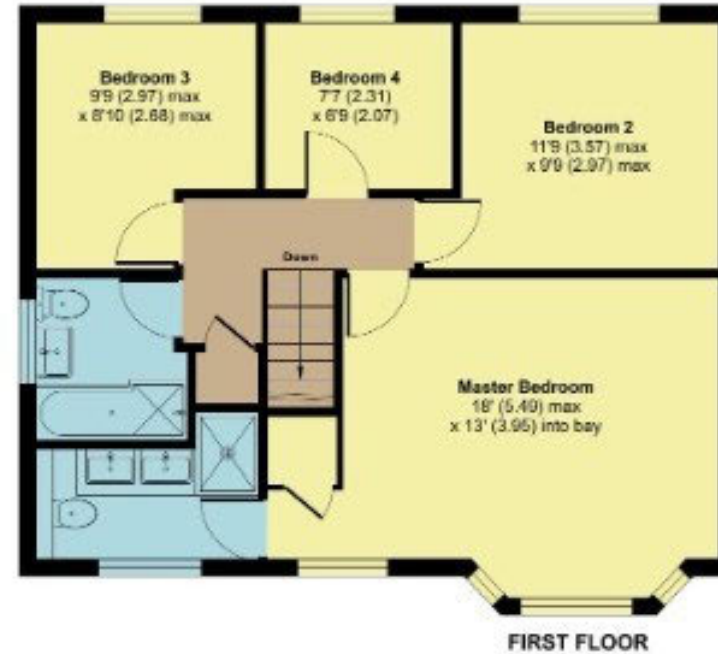


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Approximate Area = 1184 sq ft / 109.9 sq m
Garage = 142 sq ft / 13.1 sq m
Total = 1326 sq ft / 123 sq m

For identification only - Not to scale



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.

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