

for sale

offers in excess of **£500,000**



## Farriers Green Monkton Heathfield Taunton TA2 8PR

Superb family home with **DOUBLE GARAGE** and **WELL PROPORTIONED REAR GARDEN**. Situated in a quiet cul de sac off the main route through Farriers Green, the property offers great space for a family and has the parking to match the size of the home.





# Farriers Green Monkton Heathfield Taunton TA2 8PR

## Front Door

Leading to...

## Entrance Hall

Radiator. Stairs rise to the first floor.

## Cloakroom

Low-level W.C and wash hand basin. Double glazed window to front.

## Lounge

11' 6" x 19' 10" ( 3.51m x 6.05m )  
Double glazed window to front. Sliding patio doors to rear. Two

radiators. Feature fireplace.

## Dining Room

9' 10" x 11' 4" ( 3.00m x 3.45m )  
Double glazed window to rear. Radiator.

## Kitchen

11' 4" x 10' 4" ( 3.45m x 3.15m )  
Equipped with a range of wall and base-mounted units with work surfaces over, including breakfast bar, induction hob, mid-height oven and grill. Recess and plumbing for washing machine/dishwasher.

## Utility Room

5' 5" x 8' ( 1.65m x 2.44m )  
Door to side aspect. Wall-mounted units and work surface.





Radiator. Boiler neatly housed inside on of the wall units.

### **Conservatory**

10' 5" x 9' 11" ( 3.17m x 3.02m )

Ceiling fan. Double glazed sliding doors leading to the rear garden.

### **First Floor Landing**

Double glazed window to front. Loft hatch with ladder access.

### **Bedroom One**

9' 6" x 11' 5" ( 2.90m x 3.48m )

Double glazed window to rear. Radiator. Built-in wardrobes.

### **En Suite**

Comprising low-level W.C, wash hand basin and shower cubicle. Double glazed window to rear. Extractor fan. Fitted wall-mounted units with work surface over.

### **Bedroom Two**

9' 9" x 11' 4" ( 2.97m x 3.45m )

Double glazed window to rear. Radiator. Built-in wardrobe.

### **Bedroom Three**

11' 4" x 8' 2" ( 3.45m x 2.49m )

Double glazed window to front. Radiator.

### **Bedroom Four**

7' 8" to wardrobe x 8' ( 2.34m to wardrobe x 2.44m )

Double glazed window to front. Radiator. Built-in wardrobe.

### **Bathroom**

Suite comprising low-level W.C, wash hand basin and bath with shower attachment over. Double glazed window to rear. Radiator. Extractor fan.

### **Parking**

Off-road parking for up to 5 vehicles.

### **Rear Garden**

Laid to a mixture of patio and lawn, featuring a small pond as well. Rear pedestrian access to the garage.

### **Garage**

16' 5" x 15' 10" ( 5.00m x 4.83m )

Double garage with electric up-and-over door, power and light.





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Tenure: Freehold    EPC Rating: C

Council Tax Band: E

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