



FOR SALE

Guide Price £645,000

Greenway, Monkton Heathfield, Taunton



An individually built detached executive village home constructed by local builder to exacting standards, boasting 4 bedrooms 1 being en-suite, sitting room, dining room, beautiful kitchen/breakfast room, utility, family bathroom, cloakroom, solar water, gas central heating, double garage, ample parking, generously proportioned garden, situated in a much sought-after location presented in superb decorative order.





Accommodation

Front door opening to:-

Entrance Hall

With oak wood flooring, stairs to the first floor accommodation with under stairs storage cupboard, radiator, 2 ceiling lights, door to:-

Cloakroom

With a double glazed window to the front aspect, a continuation of the wooden floor, wash hand basin with storage cupboard under and glass splash back, close coupled WC, heated towel rail, ceiling light.

Sitting Room

c.22'3 x 19'8 (6.71m x 5.81m)

With double glazed windows to the side and rear aspects, double glazed patio doors opening to the rear garden, oak wood flooring, 2 radiators, television point, a feature wood burner, 5 wall lights and 2 ceiling lights.

Reception 2/Dining Room

c.16'9 x 9'4 (4.90m x 2.75m)

With a double glazed window to the side aspect and double glazed patio doors opening to the rear garden, oak wood flooring, radiator, ceiling light.

Kitchen/Breakfast Room

c.27'5 x 9'7 (8.35m x 2.92m)

With a double glazed windows to the front and side aspects and double glazed door to the side aspect, a range of fitted units comprising both floor mounted storage cupboards and drawers, with granite working surfaces over incorporating a single bowl drainer sink unit with the hosed mixer tap, built-in microwave/combi oven, built-in dishwasher, built in 4 ring hob and extractor cooker hood over, feature tiled floor, radiator, 10 spotlights.





Utility Room

c.8'11 x 5'10 (2.47m x 1.55m)

With a feature tiled floor, floor and wall mounted storage cupboards, working surfaces incorporating a single bowl single drainer stainless steel sink unit with mixer tap, space and plumbing for a washing machine, radiator, extractor fan, ceiling light, personal door to the garage.

Landing

With access to the loft space, ceiling light, airing cupboard housing a radiator and shelving, doors to:-

Bedroom 1

c.16'8 max x 15'1 max (4.90m x 4.57m)

With a double glazed window to the rear elevation, radiator, built in wardrobe, ceiling fan, ceiling light, door to:-

En-Suite Shower Room

This stunning shower room offers a double glazed window to the side elevation, a suite comprising of a fully tiled shower cubicle, vanity wash hand basin with storage cupboards under, close coupled WC, feature tiled floor, heated towel rail, all walls benefiting from being fully tiled, shaver light, extractor fan, 2 spotlights.

Bedroom 2

c.16'8 max x 11'5 (4.90m x 3.36m)

With a double glazed window to the rear elevation, radiator, built in wardrobe, ceiling fan, built-in storage cupboard, ceiling light.





Bedroom 3

c.12' max x 9'8 (3.65m x 2.76m)

With a double glazed window to the front elevation, radiator, built in wardrobe, ceiling light.

Bedroom 4

c.9'10 x 8' (2.77m x 2.43m)

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

Family Bathroom

This lovely bathroom offers a double glazed window to the front elevation, a suite comprising of a bath with mixer taps and shower handset, fully tiled shower cubicle, vanity wash hand basin with storage cupboard under, close coupled WC, heated towel rail, tiling to splash prone areas, extractor fan, 3 spotlights.



Outside

To the front of the property there is a generously proportioned gated driveway providing ample parking for several vehicles with flowerbed borders housing a variety of mature shrubs, and giving access to a double garage, with 2 electric roller doors, personal side door to a roofed passageway, sink unit with hot and cold water, power, lighting and a door to the boiler and store room which houses the hot water cylinder and gas boiler with light point.

The rear garden is fully enclosed and offers a generously proportioned patio and lazy lawn with a variety of shrubs, outside lighting, power, water-supply with side access gate.

Construction :- Rendered block under a tiled roof with double glazing.

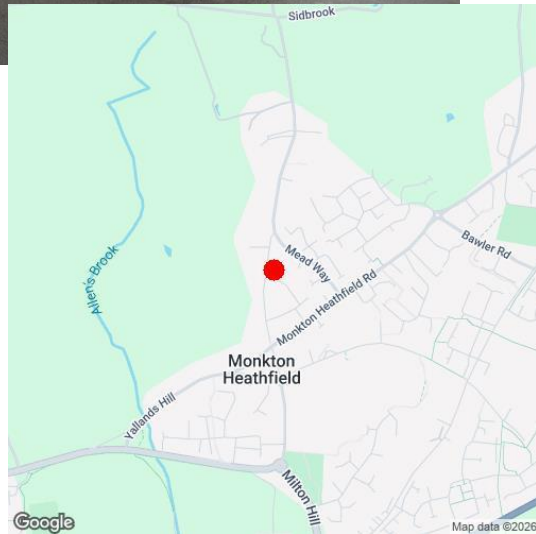
Utilities :- Mains electric, gas, water and drainage.

Flood Risk :- Surface very low, river and sea very low.

Primary School :- West Monkton C of E

Secondary School Catchment :- Heathfield School





Directions

From Taunton head out along Priorswood Road, going straight over the roundabouts and into Monkton Heathfield, turn left into Meadway then left into Greenway and the property will be found at the bottom of the road 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.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 Plus) A			100
(81-91) B		80	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Greenway, Taunton

Awaiting floorplan

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.

