



2 Farriers Green

Monkton Heathfield, Taunton, Somerset, TA2 8PR

James
Gray

ESTATE AGENTS

A well presented detached home with many recent improvements, attractively situated on the edge of this popular development and close to good local amenities. No onward chain



Key features

- Entrance hall
- Sitting room with bay window
- Kitchen/dining room with patio door to rear garden
- Principal bedroom with built in wardorbes and en suite shower room
- 2 further bedrooms and family bathroom
- Gas central heating and double glazing
- Enclosed rear garden with patio, side access and useful garden shed
- Single garage with pedestrian door and driveway parking
- Sought after location close to good local amenities
- No onward chain

Services

All mains connected. Gas fired central heating

EPC rating

Band D (68)

Council tax

Band D





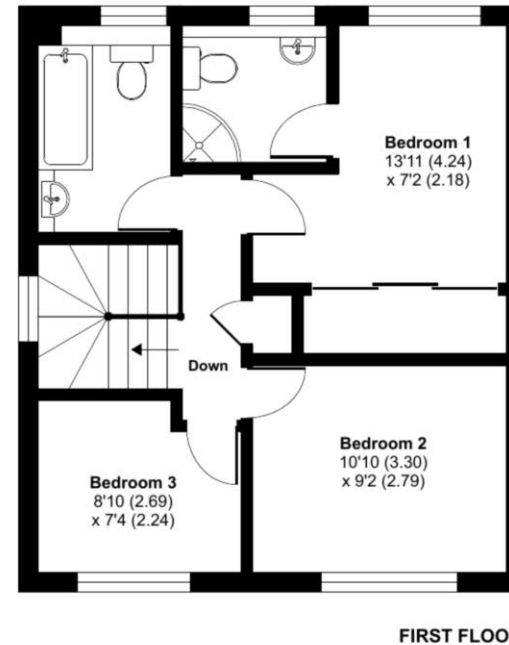
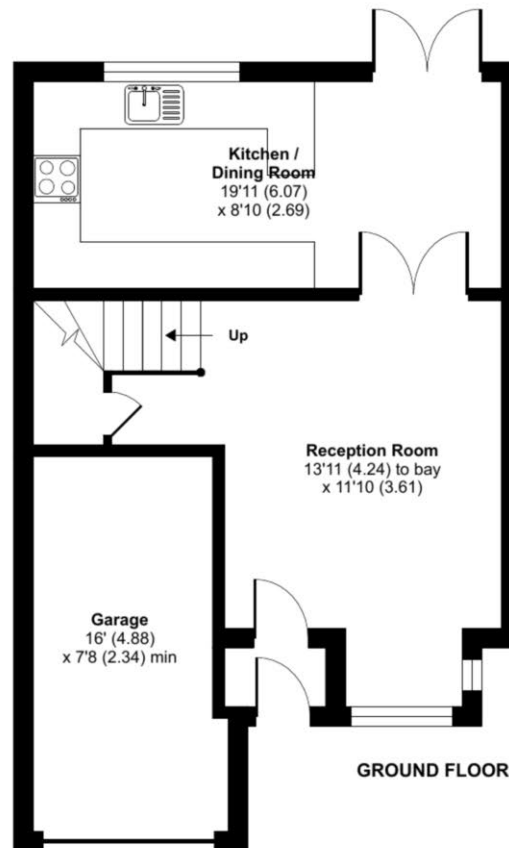
Farriers Green, Monkton Heathfield, Taunton, TA2

Approximate Area = 904 sq ft / 84 sq m

Garage = 126 sq ft / 11.7 sq m

Total = 1030 sq ft / 95.7 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for James Gray. REF: 1384744

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

ESTATE AGENTS