



Priors Way



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Monkton Heathfield, Taunton, TA2 8NE

A well-presented and generously proportioned four-bedroom semi-detached family home, offering versatile accommodation, attractive gardens and ample parking.

- Character Property
- Study & Utility Room
- Attractive Gardens
- Close To Open Countryside
- Freehold
- Ample Parking
- Village Location
- 3 WCs
- Council Tax Band D

Guide Price £395,000

SITUATION

The property is well placed within the village, being a short distance from a range of local amenities including a convenience store, public house and Monkton Wood Academy Secondary School. The Taunton and Bridgwater Canal is also within walking distance, providing a pleasant and picturesque route into Taunton town centre an extensive range of shopping, educational, sporting and cultural facilities.

For commuters, there is convenient access to the M5 motorway at Junction 25, together with a mainline railway station in Taunton offering regular direct services to London Paddington. Monkton Heathfield also enjoys easy access to the Quantock Hills, which offers miles of easy walking and riding country.



ACCOMMODATION

A welcoming entrance porch leads into a central hallway which provides access to the principal reception rooms. To the left, a comfortable sitting room features a characterful fireplace forming a focal point, with double doors opening into a useful study, ideal for home working or as an additional reception room. The kitchen/dining room is positioned to the right of the hallway and is a particular feature of the property, benefitting from a dual-aspect outlook and offering a light, sociable space. Fitted with a range of modern units and work surfaces, the room provides ample space for both cooking and dining. A rear lobby gives access to a cloakroom/WC and a practical utility room.

On the first floor, there are four bedrooms, including a generous principal bedroom with the benefit of an en-suite shower room. The remaining bedrooms are served by a well-appointed family bathroom fitted with both a bath and separate shower. The property further benefits from gas-fired central heating and double glazing throughout.

OUTSIDE

To the front/side, a gated driveway provides off-road parking. The rear garden is attractively enclosed and well maintained, being laid mainly to lawn with a patio area ideal for outdoor entertaining. A substantial outbuilding provides useful storage or potential for hobby use.

SERVICES

All mains services connected. Mobile signal good indoor and in-home with major networks. Standard, superfast and ultrafast broadband available (information via Ofcom). Please note the agents have not inspected or tested the services.

DIRECTIONS

What3words: ///ulterior.fuses.quantity



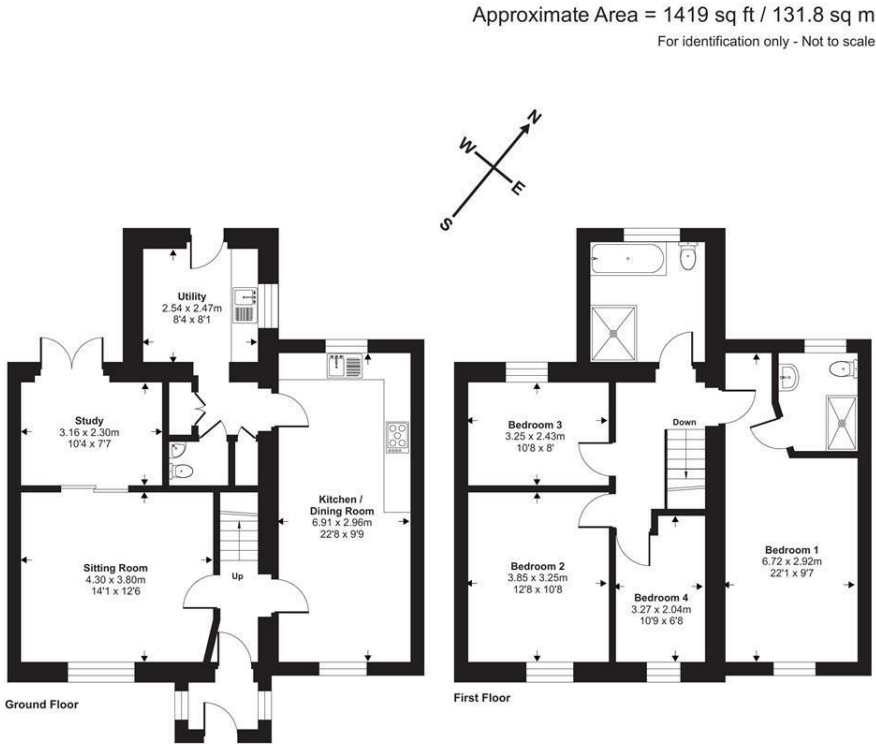
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive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

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