



GIBBINS RICHARDS 

29 Knight Close, Monkton Heathfield, Taunton TA2 8GJ

£259,500

GIBBINS RICHARDS 
Making home moves happen

Allocated parking for two vehicles *Quiet cul-de-sac location *Modern en-suite shower room

A well-presented three bedroomed end-of-terrace home, situated in a quiet cul-de-sac within a modern development in Monkton Heathfield, to the north-east of Taunton.

Tenure: Freehold / Energy Rating: B / Council Tax Band: C

Built by Persimmon Homes in 2018, this attractive property offers well-maintained accommodation warmed by gas central heating. The ground floor comprises an entrance hall with stairs to the first floor, a cloakroom, a sitting room, and a kitchen/dining room with French doors opening onto the rear garden. Upstairs are three bedrooms, including a principal bedroom with an en-suite shower room, together with a modern family bathroom. Outside, the property benefits from allocated parking for two vehicles to the front, while the predominantly west-facing rear garden has been designed for low maintenance and features side access and a useful outbuilding. Conveniently located close to a popular primary school, the property also offers excellent transport links, with Junction 25 of the M5 within easy reach. Taunton town centre, approximately two miles away, provides an extensive range of shopping, dining, and leisure facilities.

End of terrace home
Three bedrooms
Downstairs cloakroom
En-suite shower room
Low maintenance rear garden
Allocated parking for two vehicles
Well-presented accommodation
On a good bus route
Close to primary and secondary school education

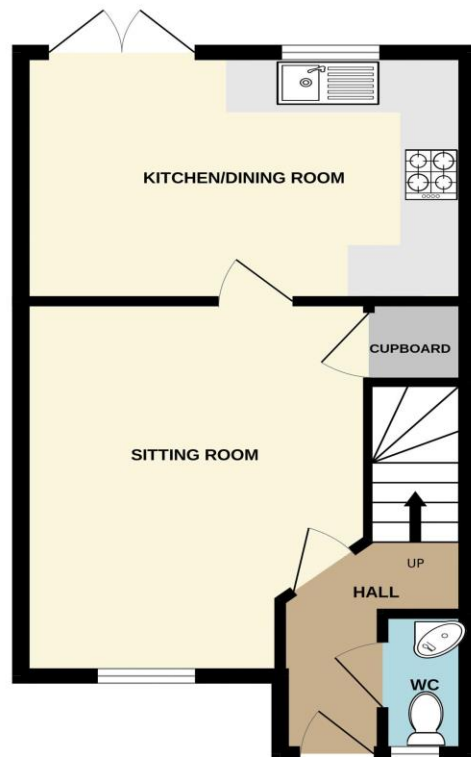




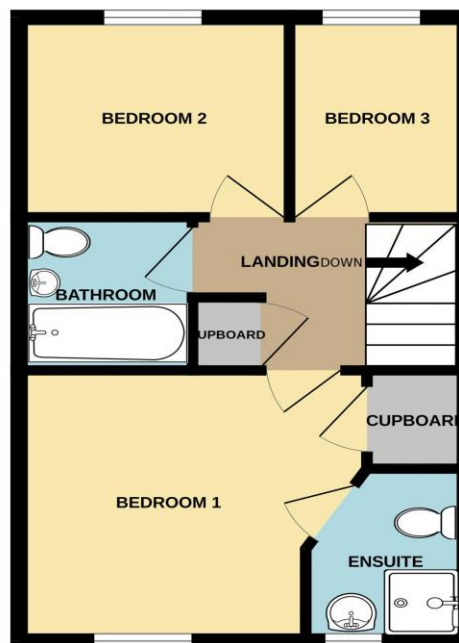
Entrance Hallway	Leading to stairs to the first floor.
Cloakroom	
Sitting Room	14' 3" max x 11' 9" max (4.34m max x 3.58m max)
Kitchen/Diner	15' 2" x 8' 9" (4.62m x 2.66m) French doors to the garden. Combination boiler in cupboard.
First Floor Landing	
Bedroom 1	9' 5" x 7' 5" (2.87m x 2.26m) Plus built in wardrobes and over stair storage cupboard.
En-suite	6' 4" max x 5' 4" max (1.93m max x 1.62m max)
Bedroom 2	8' 9" x 7' 7" (2.66m x 2.31m)
Bedroom 3	7' 6" x 5' 9" (2.28m x 1.75m)
Family Bathroom	5' 8" max x 5' 5" (1.73m max x 1.65m)
Outside	The property benefits from allocated parking for two vehicles to the front, while the predominantly west-facing rear garden has been designed for low maintenance and features side access and a useful outbuilding.



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.

References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor.

Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.



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