



GIBBINS RICHARDS   
Making home moves happen

127 Farriers Green, Monkton Heathfield, Taunton TA2 8PP

£389,500

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An extended four bedroomed semi detached home located in a quiet cul-de-sac in Monkton Heathfield. The well presented accommodation consists of; entrance hall, two reception rooms, kitchen/diner, cloakroom, four first floor bedrooms with an en-suite shower to the master bedroom and a separate family bathroom. Externally the property benefits from a south west facing corner plot garden, single garage and parking.

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

The property is situated at the end of a quiet cul-de-sac within Farriers Green, a sought after residential area in Monkton Heathfield. Local facilities include both primary and secondary school education, along with delightful walks along the picturesque Taunton and Bridgwater Canal. For the commuter, the M5 motorway at junction 25 is easily accessible, whilst Taunton town centre is approximately two miles distant.

SEMI DETACHED HOME  
FOUR BEDROOMS  
TWO RECEPTION ROOMS  
KITCHEN / DINER  
EN-SUITE SHOWER ROOM  
GROUND FLOOR CLOAKROOM  
SINGLE GARAGE  
LARGE CORNER PLOT GARDEN  
DRIVEWAY  
QUIET CUL-DE-SAC POSITION





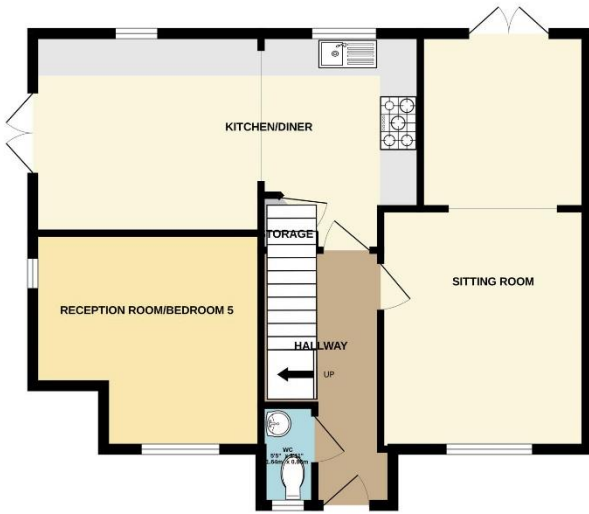


Entrance Hall	14' 0" x 6' 11" (4.26m x 2.11m) Under stairs storage cupboard.
Cloakroom	
Sitting Room	23' 8" x 11' 1" (7.21m x 3.38m) French doors opening to the rear garden.
Kitchen/Diner	22' 0" x 10' 7" (6.70m x 3.22m)
Reception Room / Bedroom 5	12' 4" x 11' 10" (3.76m x 3.60m)
First Floor Landing	Access to two loft spaces, one is boarded with a light and the other one is part boarded.
Bedroom 1	11' 8" x 11' 6" (3.55m x 3.50m)
En-suite	6' 0" x 5' 10" (1.83m x 1.78m) Double shower cubicle.
Bedroom 2	12' 4" x 9' 8" (3.76m x 2.94m)
Bedroom 3	11' 4" x 8' 1" (3.45m x 2.46m)
Bedroom 4	9' 11" x 6' 7" (3.02m x 2.01m)
Bathroom	12' 4" x 5' 11" (3.76m x 1.80m)
Outside	To the front of the property is a lawned area. Garage with light, power and parking in front with additional parking to the side with space for four vehicles. South west facing wrap around rear garden with large decked area, patio area and lawn.

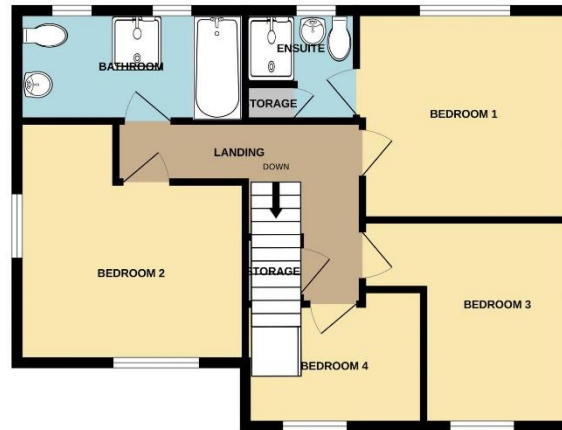




GROUND FLOOR  
674 sq.ft. (62.6 sq.m.) approx.



1ST FLOOR  
624 sq.ft. (57.9 sq.m.) approx.



TOTAL FLOOR AREA: 1298 sq.ft. (120.6 sq.m.) approx.

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.



We routinely refer potential sellers and purchasers to a selection of recommended conveyancing firms – both local and national. It is their decision whether to use those services. In making that decision, it should be known that we receive a payment benefit of not more than £200 per transaction.  
We routinely refer potential sellers and purchasers to Mortgage Advice Bureau (MAB) for mortgage and protection advice. It's their decision whether to use those services. In making that decision, it should be known that we receive a payment benefit of not more than £250 per case.  
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