



11 Halletts Road, Monkton Heathfield, Taunton TA2 8FJ

£300,000

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Making home moves happen

Early viewings strongly recommended for this Charles Church built modern 4 bedroom detached house. The property has off road parking and an integral garage so therefore is very large upstairs. The property was only built a few years ago so is still within its NHBC warranty period. The property has a lounge at the front and a kitchen/diner/family room at the rear. The property is found in a pleasant cul-de-sac position. Energy Rating: B83

THE PROPERTY

Found in the Heathfield area of Taunton this is a great opportunity to buy a wonderful family home. In the school catchments for both Heathfield primary and secondary schools and with a helpful local amenities such as a shop, pub and the art centre. The property itself has 4 good size bedrooms, 2 bathrooms, a large kitchen/diner, lounge, WC and understairs utility cupboard. The property further benefits from off road parking and a garage,.

4 GOOD BEDROOMS

EN-SUITE

NHBC CERTIFICATE

PARKING

LARGE GARAGE

GAS CENTRAL HEATING AND DOUBLE GLAZING

HEATHFIELD SCHOOL CATCHMENT

DOWNSTAIRS WC

CUL-DE-SAC POSITION





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Hallway	16' 6" x 4' 2" (5.03m x 1.27m)
Lounge	14' 1" x 10' 5" (4.29m x 3.17m)
Kitchen/Diner	24' 0" x 8' 9" (7.31m x 2.66m) Utility cupboard.
Cloakroom	14' 11" x 3' 4" (4.54m x 1.02m)
First Floor Landing	Hatch to attic. Large storage cupboard.
Bedroom 1	11' 5" x 11' 2" (3.48m x 3.40m) Large floor to ceiling built-in wardrobe.
En-suite Shower Room	7' 5" x 4' 10" (2.26m x 1.47m) Double shower cubicle
Bedroom 2	14' 1" x 10' 5" (4.29m x 3.17m)
Bedroom 3	9' 2" x 8' 10" (2.79m x 2.69m) Shelled recess.
Bedroom 4	9' 9" x 7' 6" (2.97m x 2.28m)
Bathroom	7' 2" x 6' 0" (2.18m x 1.83m)
Outside	To the front of the property is driveway leading to the INTEGRAL GARAGE. To the rear is an enclosed garden laid to lawn with an attractive patio area.



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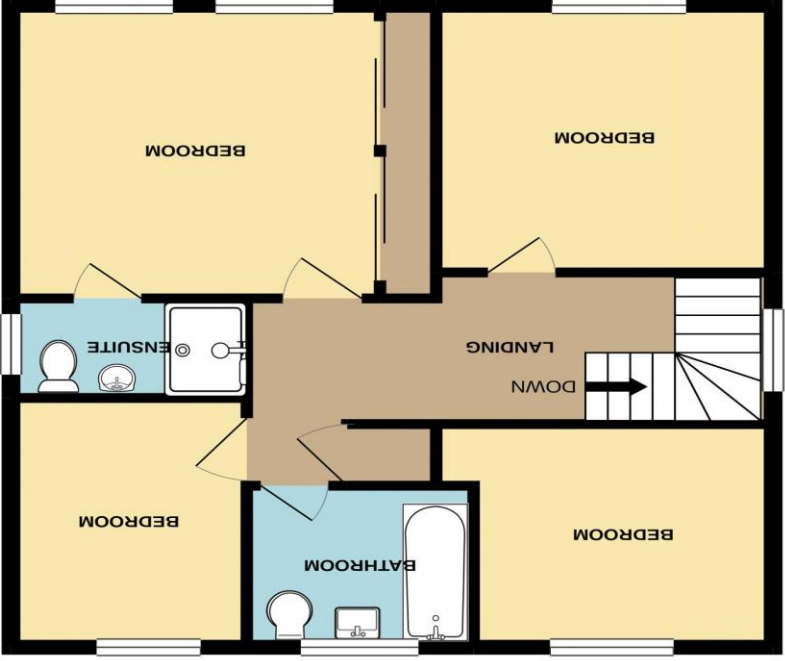


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GROUND FLOOR (652 sq.ft.) approx.



1ST FLOOR (615 sq.ft.) approx.



TOTAL FLOOR AREA : 117.7 sq.m. (1267 sq.ft.) 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 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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For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. Some photographs may have been taken using a wide angle lens. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property.

