



24 Park Mead, Taunton, Monkton Heathfield, TA2 8PL
£159,995

GIBBINS RICHARDS 
Making home moves happen

A modern 3 bedroom terraced house with contemporary, open plan ground floor accommodation. Cul-de-sac position in a sought after village with excellent schooling nearby and good access to M5 motorway.

THE PROPERTY

This 1970's built 3 bedroom terrace house would make an excellent choice for the first time buyer, investors or a young family. The uPVC double glazed and gas centrally heated accommodation has been further enhanced with the addition of a conservatory which opens into a secluded rear garden. There is a garage located in block nearby. Monkton Heathfield is deservedly highly regarded. Amenities include the excellent Heathfield Secondary school and junior school, a theatre, public house and shop. Access to the M5 motorway is available at junction 25 (2-3 miles) or junction 24 (6 miles). The town centre is approximately 3 miles distant. uPVC double glazed front entrance door opening to:

Entrance hall with wood laminate flooring, stairs to first floor, radiator and door into :

Sitting Room 12' 5" x 11' 6" (3.78m x 3.50m) wood laminate flooring, pine fireplace surround with coal effect electric fire, tv and satellite points, telephone point, archway opening to:

Kitchen/Dining Room 15' 6" x 11' 0" (4.72m x 3.35m) DINING AREA with wood laminate flooring, glass fronted base cupboards with rolled edge work surface over, double glazed sliding patio doors opening to the conservatory, radiator. KITCHEN AREA with good range of wall and floor storage cupboards, rolled edge laminated work surfaces with tiled splash backs and one and a half bowl white ceramic sink unit with mixer tap, New World electric oven and gas hob and pull out extractor hood over, Hoover dishwasher, under stairs cupboard.

Conservatory 15' 0" x 7' 8" (4.57m x 2.34m) uPVC double glazed windows, wood laminate flooring, radiator and French doors opening to rear garden.

First Floor Landing access via ladder to partially boarded roof space with fitted electric light. Airing cupboard with Halstead gas fired combination boiler supplying central heating and hot water

Bedroom 1 12' 1" x 9' 3" (3.68m x 2.82m) Radiator.

Bedroom 2 11' 0" x 7' 10" (3.35m x 2.39m) Radiator.

Bedroom 3 8' 0" x 7' 4" (2.44m x 2.23m) Fitted bed plinth over the stairwell with useful storage space under, radiator.

Bathroom White suite comprising a panelled bath with chrome thermostatically controlled shower unit over, pedestal wash hand basin, low level wc, ceramic tiled floor and porcelain wall tiling, radiator.

Outside The front garden is open plan and laid to gravel. The rear garden comprises a concrete pathway, lawn and surrounded by matured well maintained shrubs. The rear garden is enclosed by timber fencing and there is also a rear pedestrian gate which opens onto a private walkway. It is fenced off from the road and provides access to THE SINGLE GARAGE is located in a block nearby. On entering the courtyard of garages, the garage is situated in the left hand block and is the second from last garage on the left with a blue door and a security lock.

Directions From the centre of Taunton proceed along East Street and East Reach continuing onto a short section of dual carriageway. With the Wickes DIY store in front of you at the roundabout proceed straight over onto the O'bridge Viaduct. At the next roundabout take the third exit signposted Monkton Heathfield and Bridgwater. Follow this road into Monkton Heathfield and turn left into Greenway soon after the public house on your right. Then take the second tuning on your left into a small road and Park Mead is then the first turning on your left hand side where the property can be found on your right.



Whilst every attempt has been made to ensure the accuracy of the floor plan 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. Made with Metropix ©2014.

Energy Performance Certificate

24, Park Mead
Monkton Heathfield
TAUNTON
TA2 8PL

Dwelling type: Mid-terrace house
Date of assessment: 24 February 2012
Date of certificate: 24 February 2012
Reference number: 8042-0622-9050-8594-9926
Type of assessment: RdsAP, existing dwelling
Total floor area: 69 m²

This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO₂) emissions.

Energy Efficiency Rating

Very energy efficient - lower running costs

(92 plus) A
(91 - 90) B
(89 - 80) C
(55 - 68) D
(59 - 54) E
(21 - 38) F
(1 - 20) G

Current 72

Potential 75

Not energy efficient - higher running costs

EU Directive 2002/91/EC

England & Wales

Environmental Impact (CO₂) Rating

Very environmentally friendly - lower CO₂ emissions

(92 plus) A
(91 - 90) B
(89 - 80) C
(55 - 68) D
(59 - 54) E
(21 - 38) F
(1 - 20) G

Current 73

Potential 76

Not environmentally friendly - higher CO₂ emissions

EU Directive 2002/91/EC

England & Wales

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating, the more energy efficient the home is and the lower the fuel bills are likely to be.

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating, the less impact it has on the environment.

Estimated energy use, carbon dioxide (CO₂) emissions and fuel costs of this home

	Current	Potential
Energy use	175 kWh/m² per year	153 kWh/m² per year
Carbon dioxide emissions	2.3 tonnes per year	2.0 tonnes per year
Lighting	£59 per year	£39 per year
Heating	£381 per year	£359 per year
Hot water	£92 per year	£80 per year

You could save up to £53 per year

The figures in the table above have been provided to enable prospective buyers and tenants to compare the fuel costs and carbon emissions of one home with another. To enable this comparison the figures have been calculated using standardised running conditions (heating periods, room temperature, etc.) that are the same for all homes, consequently they are unlikely to match an occupier's actual fuel bills and carbon emissions in practice. The figures do not include the impacts of the fuels used for cooking or running appliances, such as TV, fridge etc., nor do they reflect the costs associated with service, maintenance or safety inspections. Always check the certificate date because fuel prices can change over time and energy saving recommendations will evolve.

Remember to look for the Energy Saving Trust Recommended logo when buying energy-efficient products. It's a quick and easy way to identify the most energy-efficient products on the market.

This EPC and recommendations report may be given to the Energy Saving Trust to provide you with information on improving your dwelling's energy performance.

The Property Misdescriptions Act 1991
These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, verification should be obtained. They do not constitute a contract or part of a contract. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are NOT necessarily included. Interested Parties are advised to check availability and make an appointment to view before travelling to see a property.

The Data Protection Act 1998
Please note that all personal information provided by customers wishing to receive information and/or services from the estate agent will be processed by the estate agent, and/or the Property Sharing Expert agent for the purpose of providing services associated with the business of an estate agent and for the additional purposes set out in the privacy policy (copies available on request) but specifically excluding mailings or promotions by a third party. If you do not wish your personal information to be used for any of these purposes, please notify your estate agent.

Consumer Protection from Unfair Trading Regulations 2008.
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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