



56 Mead Way, Monkton Heathfield, Taunton TA2 8LT
£334,950

GIBBINS RICHARDS 
Making home moves happen

A very well presented detached family home with conservatory addition and converted garage. Hall, cloakroom, living room, dining room, study, re-fitted kitchen/breakfast room, utility, 4 bedrooms including en-suite shower room, bathroom, off road parking and well landscaped garden. Energy rating C-74

THE PROPERTY

This well appointed detached property enjoys a cul-de-sac position and provides well presented accommodation which includes a clever garage conversion and conservatory addition. Also within the property there is refitted kitchen with underfloor heating and 4 bedrooms all with fitted wardrobes. The garden has been hard landscaped in a low maintenance theme including patio's, decking sections, lazy lawn and a useful large storage shed. Monkton Heathfield is a popular village which lies 3 miles away from the town centre, whilst being within the catchment area of Heathfield Secondary School. The A38 and M5 motorway are easily accessible.

- DETACHED FAMILY HOME
- 3 RECEPTIONS
- RE-FITTED KITCHEN/BREAKFAST ROOM
- 4 BEDROOMS
- EN-SUITE SHOWER ROOM
- GLASS ROOF CONSERVATORY
- WELL LANDSCAPED AND PRIVATE GARDEN
- AMPLE OFF ROAD PARKING
- HEATHFIELD SCHOOL CATCHMENT



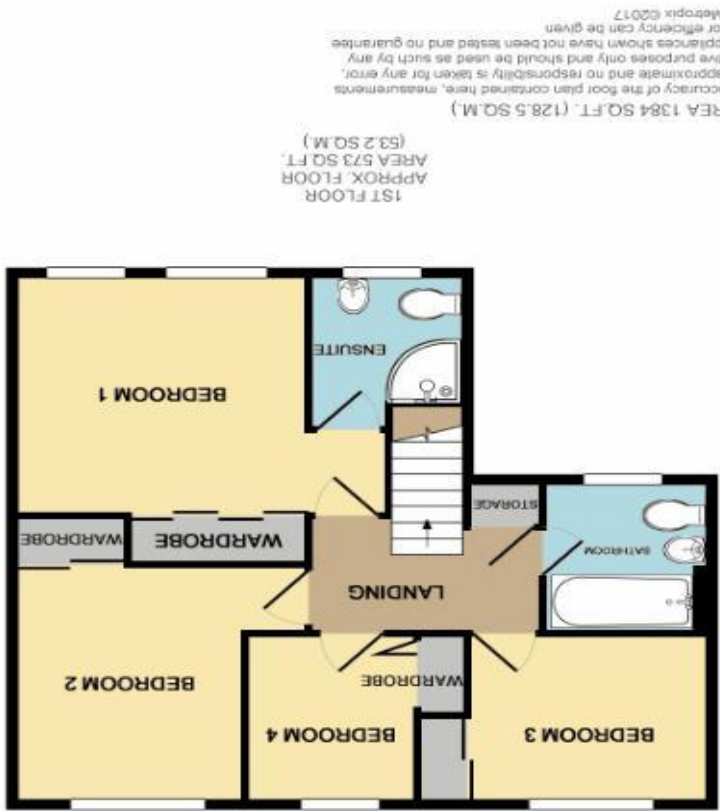


Hall	
Cloakroom	
Study	12' 0" x 8' 5" (3.65m x 2.56m)
Living Room	15' 5" x 11' 10" (4.70m x 3.60m)
Dining Room	11' 10" x 8' 10" (3.60m x 2.69m)
Conservatory	10' 5" x 11' 0" (3.17m x 3.35m)
Kitchen	15' 6" x 7' 10" (4.72m x 2.39m) extending to 9' 10" (2.99m)
Utility Area	8' 9" x 4' 2" (2.66m x 1.27m) Wall mounted gas fired boiler.
First Floor Landing	Airing cupboard.
Bedroom 1	11' 8" x 11' 0" (3.55m x 3.35m)
En-suite Shower Room	
Bedroom 2	10' 8" x 8' 10" (3.25m x 2.69m)
Bedroom 3	9' 7" x 7' 5" (2.92m x 2.26m)
Bedroom 4	7' 5" x 6' 8" (2.26m x 2.03m)
Bathroom	7' 0" x 6' 3" (2.13m x 1.90m)
Outside	To the front of the property there is a pavier driveway providing ample off road parking. The rear garden has been well landscaped and is not overlooked from its rear boundary.





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.



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 like 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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