



GIBBINS RICHARDS 
Making home moves happen

6 School Road, Monkton Heathfield, Taunton TA2 8PB
£285,000

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A four bedroomed terraced home located within the village of Monkton Heathfield. The extended accommodation consists of an entrance hall, cloakroom, two reception rooms, and a spacious kitchen/dining room. To the first floor there are four bedrooms and a four-piece bathroom suite. Externally the property benefits from front and rear gardens as well as a garage in a nearby rank.

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

The property is situated in the village of Monkton Heathfield, which is within easy reach for primary and secondary school education. The property is ideally placed for the commuter being within easy access of the A38 and the M5 motorway at junction 25. The town centre is served by a frequent bus service and is approximately 2 miles distant.

TERRACE HOME
FOUR BEDROOMS
TWO RECEPTION ROOMS
EXTENDED ACCOMMODATION
GROUND FLOOR CLOAKROOM
SPACIOUS KITCHEN/DINER
GARAGE IN NEARBY RANK
CLOSE TO A RANGE OF AMENITIES
FRONT AND REAR GARDENS



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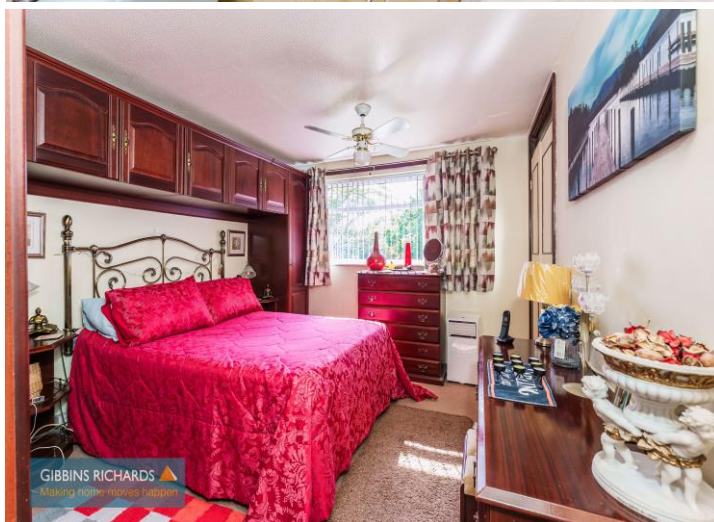
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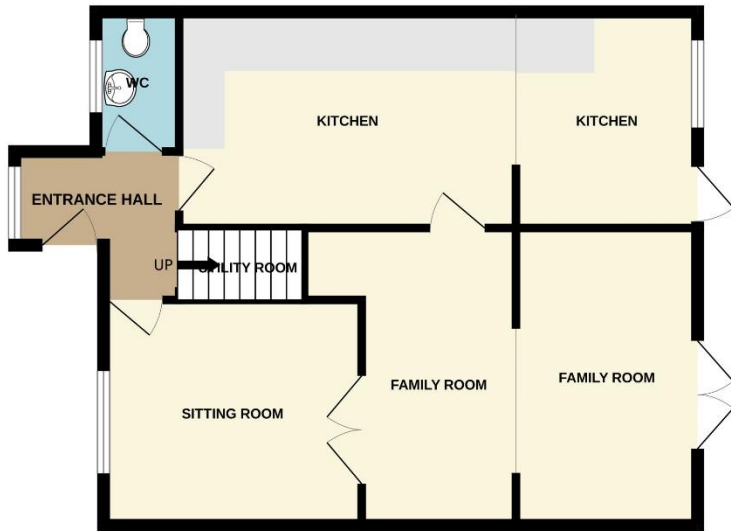
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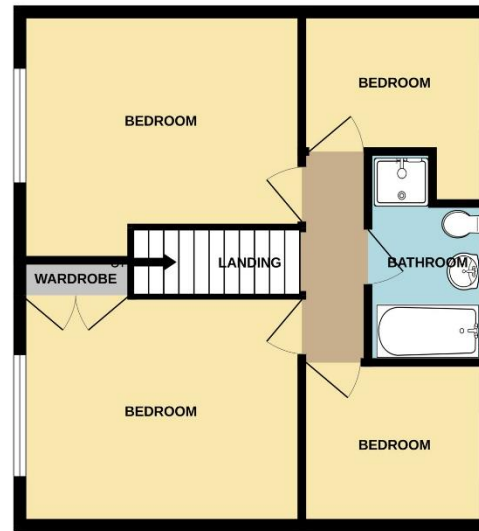
Entrance Hall	Stairs to first floor.
Cloakroom	6' 3" x 3' 7" (1.90m x 1.09m)
Kitchen/Diner	25' 7" x 9' 2" (7.79m x 2.79m) Door to rear garden.
Family Room	13' 7" x 9' 3" (4.14m x 2.82m) Leading to the extension of the Family Room 13' 3" x 7' 5" (4.04m x 2.26m) with doors to the rear garden.
Sitting Room	11' 9" x 10' 3" (3.58m x 3.12m)
First Floor Landing	
Bedroom 1	10' 8" x 10' 4" (3.25m x 3.15m) Maximum. Plus wardrobes.
Bedroom 2	12' 7" x 9' 4" (3.83m x 2.84m) Plus wardrobes.
Bedroom 3	8' 5" x 7' 6" (2.56m x 2.28m) Maximum. Including wardrobes.
Bedroom 4	8' 4" x 6' 6" (2.54m x 1.98m) Plus wardrobes and the combination boiler.
Bathroom	9' 7" x 5' 5" (2.93m x 1.66m)
Outside	Front and rear gardens. Garage in a nearby rank. On street parking.



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.



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.
Once an offer is accepted by our client, an Administration Fee of £30 + VAT (£36) **per buyer** will be required in order for us to process the necessary checks relating to our compliance and Anti-Money Laundering obligations. This is a non-refundable payment and cannot be returned should a purchase cease to continue. It can be paid via a card machine, or via BACS transfer.

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