44 Knight Lane, Monkton Heathfield, Taunton TA2 8GU

Shared Ownership £153,000

GIBBINS RICHARDS
Making home moves happen

A three bedroomed end-of-terrace home available on a 60% shared ownership basis. The accommodation includes an entrance hall, sitting room, kitchen/dining room, cloakroom, two first-floor bedrooms with a family bathroom, and a further bedroom with an en-suite on the second floor. Externally, the property offers an enclosed rear garden and off-road parking. Available with no onward chain. Energy rating: B-84

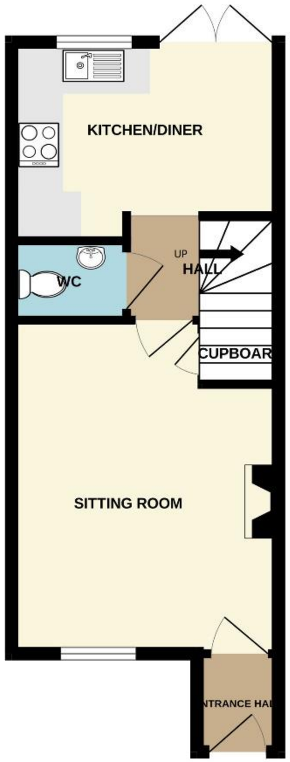
Tenure: Leasehold / Energy Rating: B / Council Tax Band: C

Built in 2021 to an attractive and modern design, this end-of-terrace home features an enclosed rear garden laid to lawn with a patio area, along with off-road parking. It is situated within the Hartnells Farm development, a collection of thoughtfully designed homes in the desirable area of Monkton Heathfield. This sought-after village provides convenient access to local amenities including shops, leisure facilities, and excellent commuter links. To progress with a shared ownership application and confirm eligibility or any required local connection criteria, a questionnaire will need to be completed, which can be provided upon enquiry.

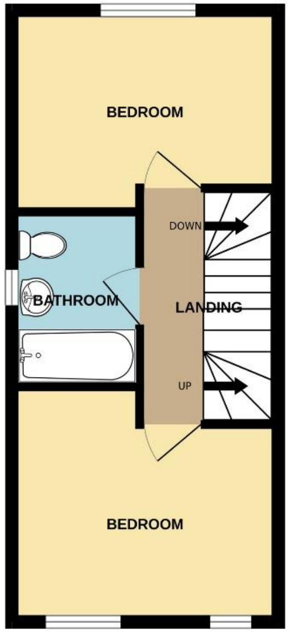
- END OF TERRACE HOME
- THREE BEDROOMS
- 60% SHARED OWNERSHIP
- CONSTRUCTED BY PERSIMMON HOMES IN 2021
- SOUGHT-AFTER MODERN DEVELOPMENT
- OFF-ROAD PARKING
- ENCLOSED REAR GARDEN
- NO ONWARD CHAIN

Entrance Hall	4' 4'' x 3' 7'' (1.32m x 1.09m)
Sitting Room	14' 8'' x 11' 9'' (4.47m x 3.57m)
Cloakroom	5' 1'' x 3' 6'' (1.54m x 1.06m)
Hallway	6' 8'' x 4' 7'' (2.03m x 1.40m)
Kitchen/Diner	11' 9'' x 8' 9'' (3.57m x 2.66m)
First Floor Landing	10' 5'' x 6' 1'' (3.17m x 1.86m)
Bedroom 2	11' 9'' x 10' 4'' (3.57m x 3.15m)
Bedroom 3	11' 9'' x 8' 10'' (3.57m x 2.70m)
Bathroom	7' 8'' x 5' 7'' (2.34m x 1.71m)
Second Floor Landing	9' 11'' x 3' 1'' (3.02m x 0.95m)
Bedroom 1	16' 0'' x 8' 7'' (4.88m x 2.62m)
En-suite	11' 9'' x 7' 10'' (3.57m x 2.40m)
Outside	Enclosed rear garden and off-road parking.
Tenure and Outgoings	The property is leasehold with a remaining term of 120 years - if a purchase of 100% is made, the lease term will fall away on completion. The monthly rent is £279.61 and a monthly service charge of £35.25 that is made up of Grounds Maintenance £3.93, Management company costs £18.02, Buildings Insurance £11.81 and Management Fees £1.49.

GROUND FLOOR
327 sq.ft. (30.3 sq.m.) approx.



1ST FLOOR
315 sq.ft. (29.3 sq.m.) approx.



2ND FLOOR
267 sq.ft. (24.8 sq.m.) approx.

TOTAL FLOOR AREA : 909 sq.ft. (84.4 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.
Once an offer is accepted by our client, an Administration Fee of £40 + VAT (£48) ***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.*