



GIBBINS RICHARDS
Sales and Lettings

36 Walkers Rise, Monkton Heathfield, Taunton TA2 8XB
£460,000

GIBBINS RICHARDS 
Making home moves happen

A wonderful opportunity to acquire a four bedroomed family home located in a tucked away position in a popular Monkton Heathfield cul-de-sac. The property has the massive benefit of a double garage and ample parking and has a pleasant outlook towards the front overlooking some green space and mature hedgerows.

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

36 Walkers Rise is a detached David Wilson 'Holden' design and offers spacious family accommodation throughout in the form of; sitting room with a bay window, study, cloakroom, utility room and a super family room to the rear incorporating a kitchen/dining area and potential seating areas with double doors out to the rear garden. On the first floor there are four good sized bedrooms with a master en-suite and a family bathroom. The property benefits from a two tier rear garden, laid to patio and lawn. There is also a double garage with two parking spaces in front. The property is in beautiful condition throughout, having been occupied by the same owners since it was built in approximately 2015. An early viewing is strongly recommended on this super example of a detached family home.

DETACHED HOLDEN DESIGN DAVID WILSON BUILT HOME
SPACIOUS FOUR BEDROOMED ACCOMMODATION
ADDITIONAL STUDY/PLAYROOM TO THE GROUND FLOOR
FABULOUS FAMILY KITCHEN/DINING ROOM TO THE REAR
SEPARATE UTILITY ROOM AND CLOAKROOM
EN-SUITE TO MASTER BEDROOM
DOUBLE GARAGE WITH PARKING
TWO TIER REAR GARDEN
PRIVATELY POSITIONED IN THE CUL-DE-SAC
PLEASANT OUTLOOK TOWARDS GREEN SPACE





Entrance Hall	
Study	9' 5" x 7' 9" (2.87m x 2.36m)
Sitting Room	17' 9" x 12' 3" (5.41m x 3.73m) including the bay window.
Kitchen/Dining room/ Family Room	20' 4" x 11' 4" (6.19m x 3.45m) plus bay window. Built-in dishwasher and fridge freezer.
Utility Room	8' 4" x 5' 3" (2.54m x 1.60m) Space for washing machine and tumble dryer.
Cloakroom	5' 0" x 4' 10" (1.52m x 1.47m)
First Floor Landing	
Bedroom 1	14' 11" x 12' 3" (4.54m x 3.73m)
En-suite	7' 2" x 4' 7" (2.18m x 1.40m)
Bedroom 2	14' 5" x 10' 4" (4.39m x 3.15m)
Bedroom 3	13' 4" x 9' 6" (4.06m x 2.89m)
Bedroom 4	10' 3" x 9' 6" (3.12m x 2.89m)
Bathroom	8' 10" x 7' 5" (2.69m x 2.26m)
Outside	Lawned area of garden to the front enclosed by some attractive railings. A two tier rear garden with the higher of the two tiers laid to patio and lower laid to lawn. There are numerous shrub beds and planted areas also. Pedestrian access out to the double garage with two up and over doors and also two parking spaces to the front.
Tenure and Outgoings	The property is freehold. There is an annual service charge of £247.85 for the managed common areas.



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.



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