



GIBBINS RICHARDS 
Making home moves happen

24 Farriers Green, Monkton Heathfield, Taunton TA2 8PR

£485,000

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*** Detached * Four bedrooms * Double Garage**

A very spacious detached home built by David Wilson Homes, and occupying a good-sized plot and with a double garage, parking, beautiful rear garden and a conservatory. A brilliant house - a viewing is essential!

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

The property has a very spacious interior which is evident when walking into the entrance hall. Doors to lead to the 19' sitting room and dining room, whilst to the end of the house there is a kitchen, utility and cloakroom. There is also a conservatory to the rear of the sitting room. On the first floor, four bedrooms are augmented by a master en-suite, built in wardrobes and a family bathroom. Externally there is a driveway providing ample parking, a double garage, and most sunny and enclosed rear garden.

Approx. 131 sq m.

Detached four bedroomed house

David Wilson Homes-built

Conservatory, two reception rooms

Master en-suite, family bathroom

Utility, cloakroom

Ample driveway parking and double garage

Cul de sac position

Viewing highly recommended





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Entrance Hall	10' 11" x 8' 0" (3.32m x 2.44m)
Sitting Room	19' 10" x 11' 6" (6.04m x 3.50m) + bay
Conservatory	9' 11" x 10' 6" (3.02m x 3.20m)
Dining Room	11' 4" x 9' 10" (3.45m x 2.99m)
Cloakroom	
Kitchen	11' 3" x 10' 5" (3.43m x 3.17m)
Utility Room	8' 5" x 6' 0" (2.56m x 1.83m)
First Floor Landing	
Bedroom Three	11' 5" x 8' 3" (3.48m x 2.51m)
Bedroom Two	11' 4" x 9' 9" (3.45m x 2.97m)
Family Bathroom	7' 7" x 7' 2" (2.31m x 2.18m)
Bedroom One	11' 5" x 11' 7" (3.48m x 3.53m)
En-suite	9' 2" x 4' 2" (2.79m x 1.27m)
Bedroom Four	8' 6" x 7' 11" (2.59m x 2.41m)
Double Garage	16' 5" x 15' 10" (5.00m x 4.82m)

Outside

To the front there is driveway parking for several cars, both to the immediate front and to the left hand side of the house. Access to the double garage is to the right, with a pedestrian door and side gate to the side and rear garden. The rear garden is a delightful space, fully enclosed and very sunny, with a patio, lawn, shed area and pond.



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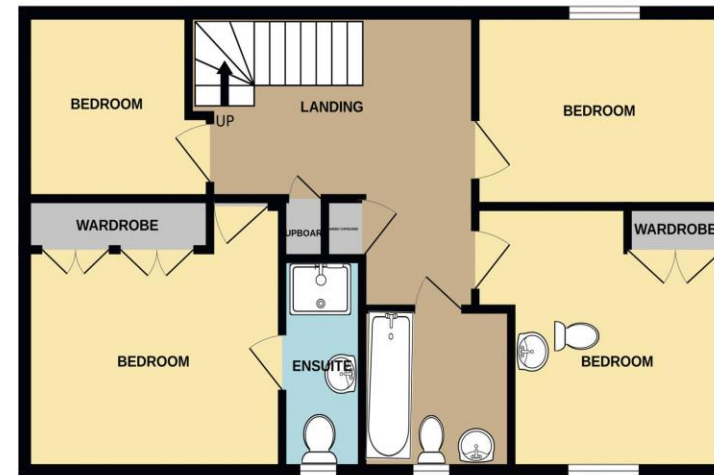


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GROUND FLOOR
760 sq.ft. (70.6 sq.m.) approx.



1ST FLOOR
646 sq.ft. (60.0 sq.m.) approx.



TOTAL FLOOR AREA : 1407 sq.ft. (130.7 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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