



GIBBINS RICHARDS 
Making home moves happen

14 Knight Lane, Monkton Heathfield, Taunton TA2 8GU
£225,000

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2 Double Bedrooms -

End of Terrace -

Allocated Parking Space

A beautifully presented and significantly upgraded 2 double bedroom modern terraced home, built by Persimmon Homes in 2021, occupying a sought-after position within the popular Monkton Heathfield development.

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

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The ground floor comprises an entrance hall with cloakroom/WC, a cosy yet spacious living room and a contemporary kitchen/breakfast room, fitted with a range of modern units and benefiting from French doors opening onto the rear garden. To the first floor are two generous double bedrooms, including an impressive principal bedroom alongside a further double bedroom, both served by a stylish family bathroom.

Outside, the property enjoys a good size enclosed rear garden, designed with low maintenance in mind, together with allocated off-road parking. An exceptional home, ideal for first-time buyers, professionals or investors alike. Early viewing is highly recommended.

56.9 Approximate SqM

Gas Central Heating

Popular Location

Allocated Parking Space

Upgraded throughout

2 Double Bedrooms

Freehold

Easy Motorway Links

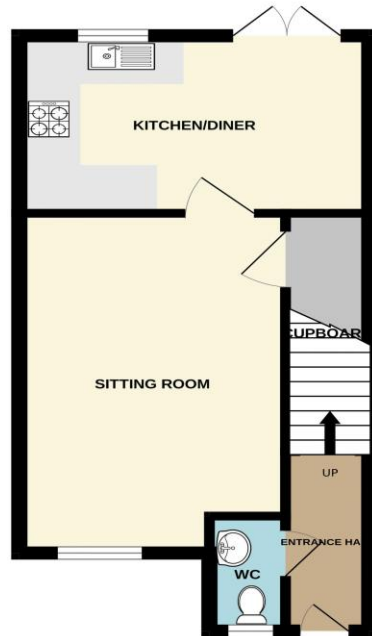




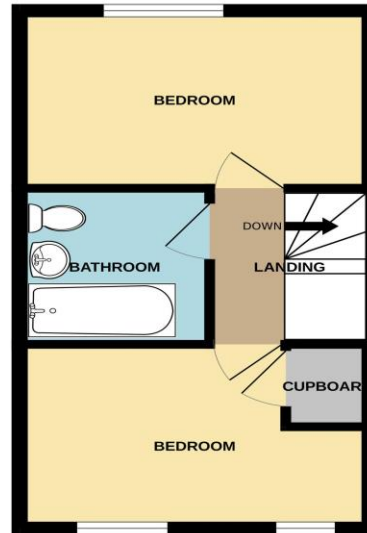
Entrance Hall	
Cloackroom	
Lounge	49' 10" x 30' 9" (15.19m x 9.36m) (not inc recess)
Kitchen Diner	41' 1" x 27' 1" (12.51m x 8.25m)
Bedroom 1	36' 5" x 27' 8" (11.09m x 8.44m)
Bedroom 2	36' 5" x 27' 6" (11.11m x 8.38m)
Bathroom	18' 6" x 20' 9" (5.64m x 6.33m)
Outside	The property benefits from allocated parking to the front and a low maintenance rear garden.
Agents Notes	This is a freehold property located within a new-build development and may therefore be subject to maintenance charges. The property also benefits from an upgraded kitchen.



GROUND FLOOR
316 sq.ft. (29.4 sq.m.) approx.



1ST FLOOR
296 sq.ft. (27.5 sq.m.) approx.



TOTAL FLOOR AREA : 612 sq.ft. (56.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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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