



GIBBINS RICHARDS 
Making home moves happen

18 Halletts Road, Monkton Heathfield, Taunton TA2 8FJ
£335,000

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A superb three-bedroom detached family home with garage and parking, situated in the sought-after area of Monkton Heathfield, Taunton.

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

The ground floor offers three reception rooms, a cloakroom and a fantastic garden room with bi-fold doors opening directly onto the rear garden, creating an ideal space for entertaining and family living.

Upstairs are three well-proportioned bedrooms, with Bedroom One benefiting from an en-suite, alongside a family bathroom. Bedrooms One and Two also feature air conditioning. Externally, the property has a low-maintenance rear garden, garage and driveway parking to the rear.

Monkton Heathfield is a popular family-friendly area with excellent local schools, shops, play parks and convenient access to Taunton town centre and major road links.

Three-bedroom detached family home

Three reception rooms

Garden room with bi-fold doors leading to low – maintenance garden

En-suite to Master

Air conditioning

Garage and driveway parking

Popular Monkton Heathfield location





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Entrance Hall

Living Room 14' 1" x 12' 1" (4.29m x 3.68m)

Cloakroom

Kitchen/ Dining Room 23' 4" x 9' 2" (7.11m x 2.79m)

Garden Room 11' 8" x 9' 4" (3.55m x 2.84m)

Bedroom 1 12' 1" x 9' 9" (3.68m x 2.97m)
with ensuite

Bedroom 2 11' 6" x 8' 2" (3.50m x 2.49m)

Bedroom 3 9' 3" x 8' 1" (2.82m x 2.46m)

Outside The property benefits from a rear garden, with gated access to the garage and parking.

Agents Notes The property is Freehold, with an annual estate management charge of £209.10.



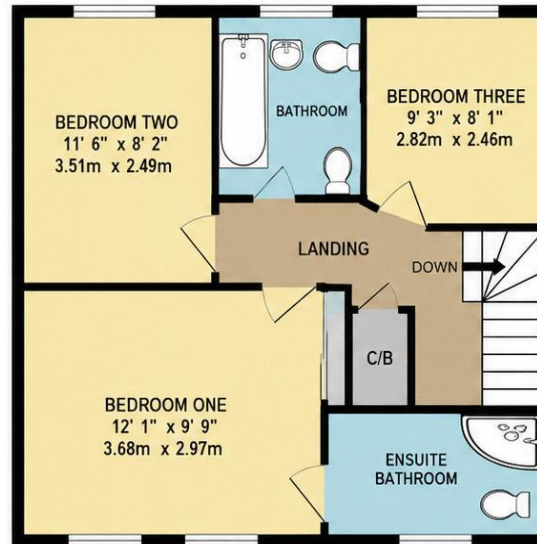
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The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.

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.

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