



GIBBINS RICHARDS

50 School Road, Monkton Heathfield, Taunton TA2 8PE  
£250,000

GIBBINS RICHARDS   
Making home moves happen

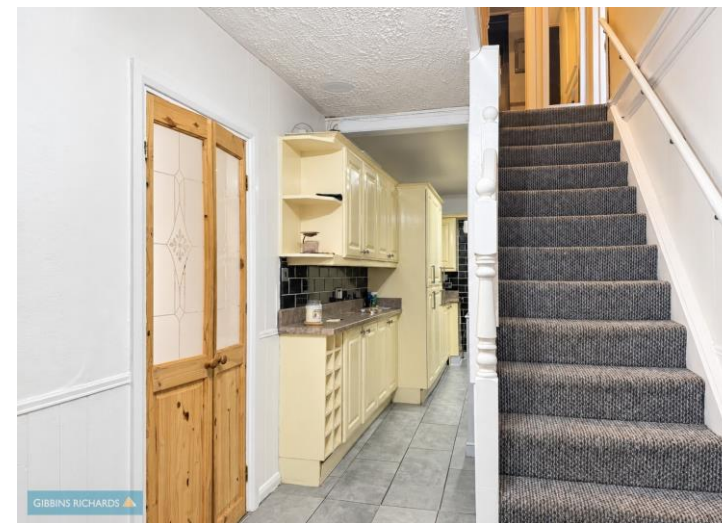
**\*\* Fantastic family home \*\* Three double bedrooms \*\* Utility & downstairs cloakroom \*\***

An extended three bedroomed semi-detached home, situated at the end of a quiet cul-de-sac in Monkton Heathfield, offering spacious and versatile accommodation arranged over two floors.

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

The property provides well-proportioned accommodation which comprises a dining room leading to the sitting room, kitchen with additional cupboards located in the rear hallway, utility room and downstairs cloakroom. To the first floor are three double bedrooms, with the principal bedroom benefiting from an en-suite WC and dressing room, together with a useful office. Outside, there is a generous lawned frontage which, subject to the necessary consents, could be converted to provide driveway parking. The rear garden is arranged over two levels with a patio, lawn, decking and storage shed. The property is within easy walking distance of Monkton Wood Secondary School and Co-op stores, with Taunton town centre approximately two miles away and the M5 at Junction 25 easily accessible.

Semi-detached home  
Three bedroom  
Study to the first floor  
En-suite WC & dressing room to the principal bedroom  
Cloakroom & utility  
Gas central heating  
Spacious and versatile accommodation, perfect for families  
Located in a no-through road  
Walking distance to a range of amenities  
No onward chain





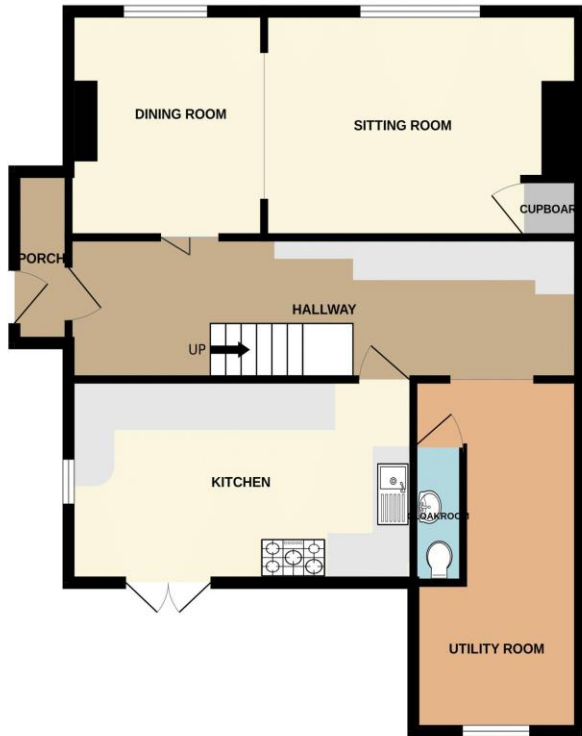
|                     |                                                                     |
|---------------------|---------------------------------------------------------------------|
| Entrance Porch      | 8' 2" x 2' 6" (2.49m x 0.76m)                                       |
| Entrance Hallway    |                                                                     |
| Dining Room         | 10' 9" x 9' 8" max (3.27m x 2.94m max)                              |
| Sitting Room        | 14' 2" x 10' 9" (4.31m x 3.27m) Plus storage cupboard.              |
| Kitchen             | 17' 0" x 10' 1" (5.18m x 3.07m) French doors leading to the garden. |
| Rear Hallway        | 12' 0" x 6' 9" (3.65m x 2.06m) With additional kitchen cabinets.    |
| Utility Room        | 7' 7" x 6' 7" (2.31m x 2.01m)                                       |
| Cloakroom           |                                                                     |
| First Floor Landing |                                                                     |
| Bedroom 1           | 12' 4" x 10' 1" (3.76m x 3.07m)                                     |
| Dressing Room       | 10' 1" x 5' 3" (3.07m x 1.60m)                                      |
| En-suite WC         | 10' 0" x 5' 3" (3.05m x 1.60m)                                      |
| Bedroom 2           | 11' 6" x 10' 9" (3.50m x 3.27m) Plus two built in wardrobes.        |
| Bedroom 3           | 11' 9" max x 10' 9" (3.58m max x 3.27m)                             |
| Bathroom            | 6' 8" x 5' 3" (2.03m x 1.60m)                                       |
| Office              | 7' 6" x 6' 9" (2.28m x 2.06m) Plus storage cupboard.                |

Outside: There is a generous lawned frontage which, subject to the necessary consents, could be converted to provide driveway parking. The rear garden is arranged over two levels with a patio, lawn, decking and storage shed.

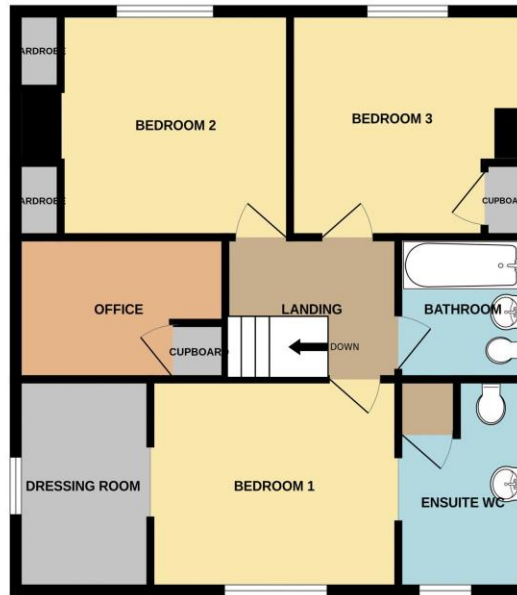
Agents Note: The property benefits from 14 leased solar panels. Documentation relating to the solar panel lease is available and can be discussed with the selling agents and solicitors upon request. The property was originally constructed as an ex-Council house of non-standard Airey construction. It has subsequently been re-built by the Council using traditional brick and block construction. No PRC certificate/document has been provided; however, documentary evidence confirming the Council's re-build is available. Prospective purchasers are advised to satisfy themselves regarding the construction and any mortgageability requirements with their legal advisers prior to proceeding.



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.



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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