



| Monkton Heathfield | Taunton | TA2 8NE

Asking Price £410,000



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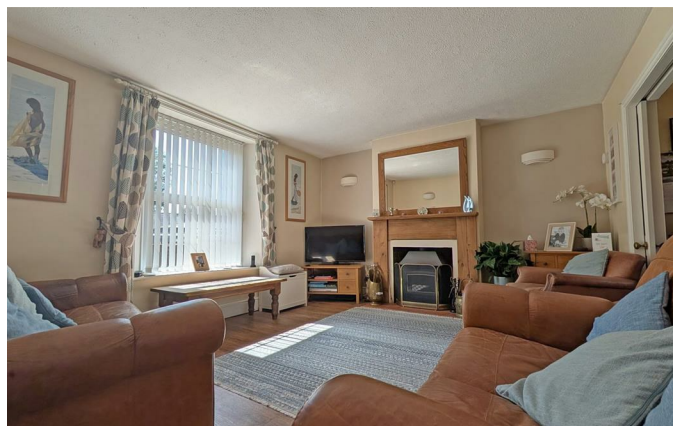
The spacious, well-designed layout spans two floors. Entrance is through a welcoming porch that leads into a central hallway. To the left, you'll find a lovely lounge featuring a distinctive fireplace, with double doors opening to a versatile study or home office.

On the right side of the hallway, there is a stunning dual-aspect kitchen and dining area equipped with modern fitted units and appliances. Adjacent to this space are a rear lobby, a cloakroom/WC, and a utility room, enhancing convenience and functionality.

Upstairs, the property offers four bedrooms, including a main bedroom with a handy en suite. There is also a beautifully appointed, modern family bathroom. The cottage benefits from gas central heating and double glazing throughout.

Externally, a gated driveway provides off-road parking to the side of the property. The rear garden is attractively enclosed, featuring a well-maintained lawn and a generous storage building, perfect for additional storage or hobbies.

- A delightful semi detached character cottage
- 2 bathrooms
- Large kitchen/dining room and separate utility room
- Driveway
- Enclosed, pretty rear garden
- 4 bedrooms
- 2 reception rooms
- Double glazing and gas heating
- Located in the heart of Monkton Heathfield
- A larger than expected property full of character and charm



Located in the desirable Parish area, northeast of Taunton, this charming four-bedroom, two-bathroom semi-detached cottage has been extensively extended and thoughtfully modernised over the years. It retains many original character features while boasting appealing aesthetics both inside and out.



Lounge

12'8" x 12'7" (3.85m x 3.83m)

The lounge offers a welcoming space bathed in natural light, featuring a traditional fireplace as its focal point. The room is spacious enough to accommodate comfortable seating, creating a cosy area to relax or entertain.

Study

10'5" x 7'10" (3.18m x 2.40m)

This study provides an ideal home office environment with ample natural light from a large window. It has sufficient space for multiple desks and office equipment, making it practical for working from home or managing household tasks.

Kitchen/Diner

22'8" x 9'9" (6.92m x 2.97m)

The kitchen/diner is a bright and spacious room with a practical layout. It incorporates cream cabinetry with wooden work surfaces, housing a large cooker and plenty of storage units. There is ample space for a dining table, and a window overlooks the garden, filling the room with natural light and offering a pleasant view.

Utility Room

8'4" x 8'1" (2.55m x 2.47m)

The utility room is a practical space with white units and worktops, accommodating essential appliances like a washing machine and dishwasher. It provides direct access to the garden via a door, making it convenient for daily chores.

Bedroom 1

22'1" x 9'7" (6.74m x 2.92m)

Bedroom 1 is a generous main bedroom featuring a large window that fills the room with light. It benefits from an ensuite shower room, adding convenience and privacy. The room is spacious enough to accommodate a double bed alongside additional furniture.

Bedroom 2

12'8" x 10'8" (3.86m x 3.26m)

Bedroom 2 is a sizeable room with a large window providing natural light. It offers enough space for a double bed and bedroom furniture, creating a comfortable sleeping environment.

Bedroom 3

10'10" x 7'11" (3.31m x 2.42m)

Bedroom 3 is a light and airy room with a window facing outside. It is suitable for use as a single or small double bedroom, offering practical space.

Bedroom 4

10'9" x 6'9" (3.28m x 2.05m)

Bedroom 4 is a smaller room that could be ideal as a child's bedroom or guest room. It features a window and enough space for a single bed and compact furniture.

Bathroom

8'10" x 8'9" (2.68m x 2.67m)

The main bathroom is fully fitted with a bath, separate shower cubicle, toilet, and basin. It is tiled throughout for easy maintenance and features a window that provides natural light and ventilation.

Ensuite

7'5" x 5'10" (2.25m x 1.78m)

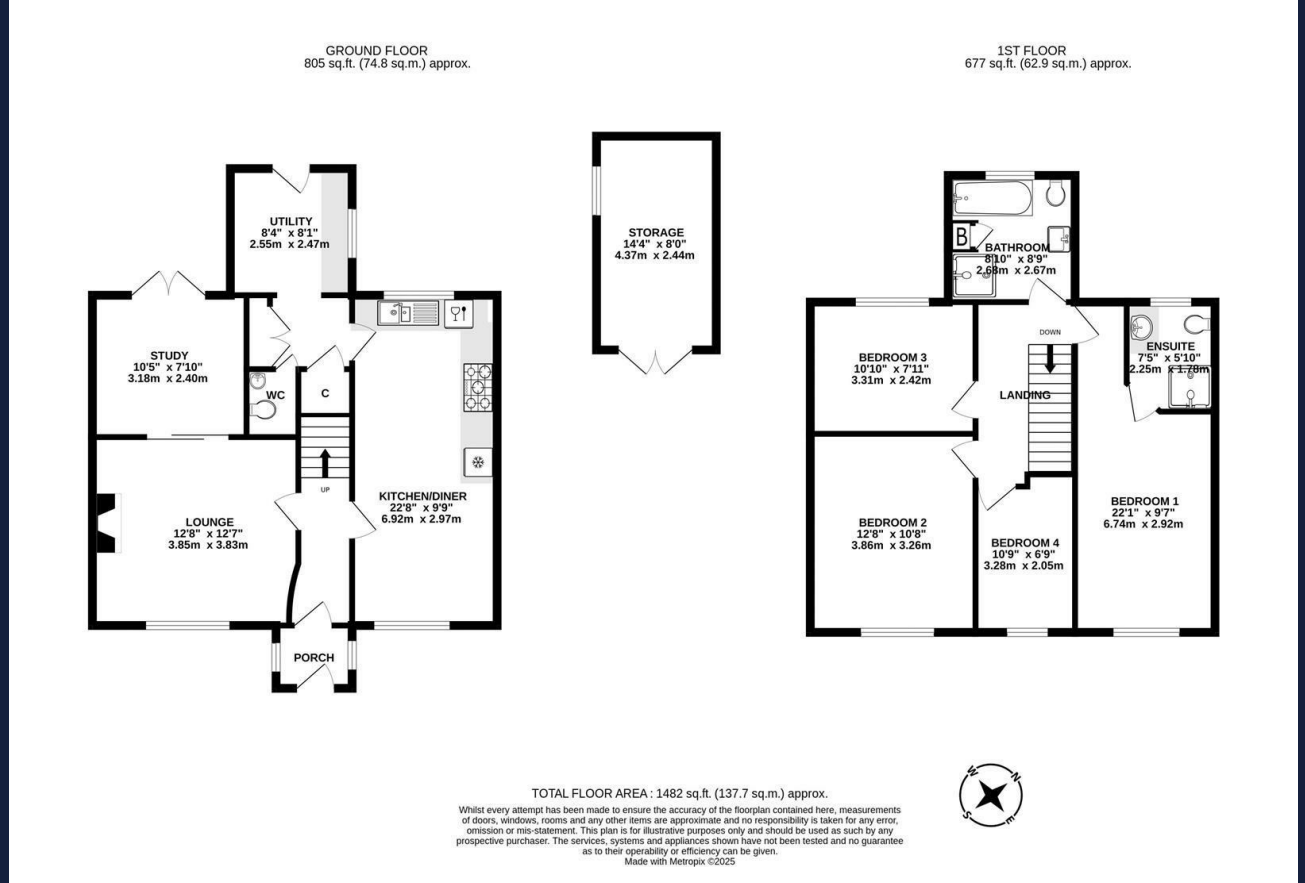
The ensuite shower room features a modern shower cubicle, toilet, and basin, finished with contemporary tiling. It offers a private and comfortable space attached to the main bedroom.

Rear Garden

The rear garden is well maintained with a lawn bordered by flower beds and a paved patio area, providing an ideal spot for outdoor seating and relaxation. It is enclosed by stone walls and fencing, creating a private and secure outdoor space.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		76
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



Council Tax Band D EPC Rating D

Charter House
1 Business Park
Dawlish Warren
Dawlish
EX7 0NH
01823 324 324

info@wilsonsestateagents.co.uk
https://www.wilsonsestateagents.co.uk/

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