



| Monkton Heathfield | Taunton | TA2 8NE

Asking Price £399,950



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ESTATE AGENTS

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

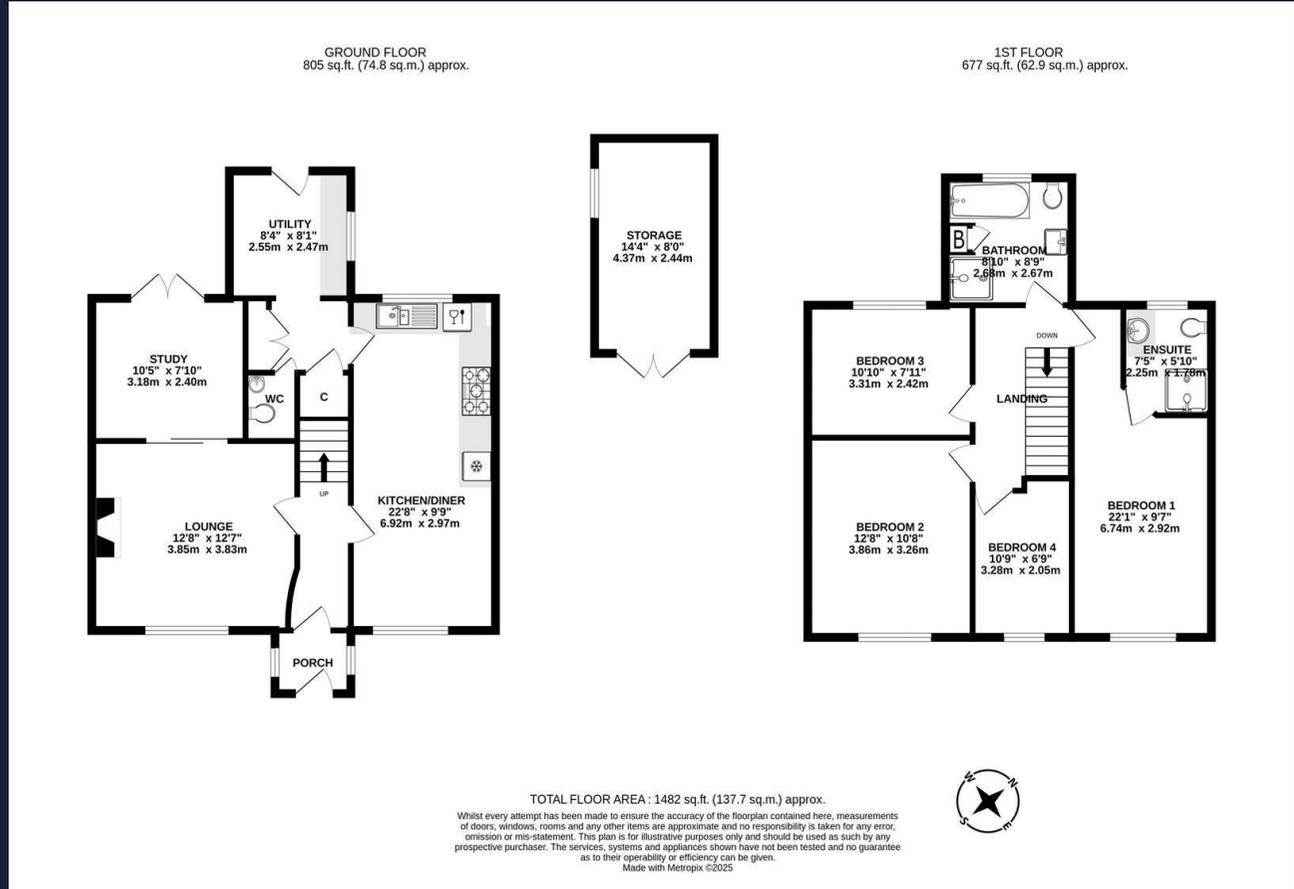
The rear garden is well maintained with a lawn bordered by flower beds and a paved patio area, providing an ideal spot for outdoor seating and relaxation. It is enclosed by stone walls and fencing, creating a private and secure outdoor space.

Disclaimer

Wilson's has not inspected or tested any equipment, fixtures, fittings, or services within the property, and cannot confirm their working condition or suitability. We recommend you consult a Solicitor or Surveyor to verify the condition and functionality. Information regarding tenure is obtained by Land Registry, we advise that you obtain verification from your Solicitor. Items depicted in photographs are not included in the sale. The property is sold subject to rights of way, public footpaths, easements, wayleaves, covenants, and any matters that may affect the legal title. We have not verified the property's structural integrity, ownership, tenure, acreages, estimated square footage or planning/building



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

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