

**Part Exchange Also Available**



**Semi-detached Bungalow, Hartnells Farm, Monkton Heathfield, Taunton**

**TA2 8NU**

**£299,995**

**GIBBINS RICHARDS**   
Making home moves happen



**RARELY AVAILABLE! A BRAND NEW BUNGALOW.** Found on the Hartnells Farm estate in Monkton Heathfield, this newly built semi-detached bungalow is set at the end of a lovely cul-de-sac. The bungalow has a hallway with built in storage, two good sized bedrooms, a bathroom, kitchen/diner and a large living room with French doors to the rear garden. The property is almost ready and will be finished to the highest of standards and also benefits from parking and is offered with no chain.

**THE PROPERTY**  
Situating at the end of a pleasant cul-de-sac on the brand new Hartnells Farm estate in Monkton Heathfield Taunton. The property is a short walk from a range of local amenities, including the Merry Monk Pub and Carvery. There are regular buses to the town centre and the countryside is only a stones throw away.

- SEMI DETACHED
- FANTASTIC STANDARD
- BRAND NEW
- NEAR LOCAL AMENITIES
- LEVEL ACCESS
- PARKING
- GAS CENTRAL HEATING AND DOUBLE GLAZING
- EASY ACCESS TO TAUNTON
- AMPLE GARDEN
- NO CHAIN







Entrance Hall

Storage cupboards.

Living Room

13' 8" x 12' 8" (4.16m x 3.86m)

Kitchen/Dining Room

12' 8" x 10' 4" (3.86m x 3.15m)

Bedroom 1

8' 11" x 13' 7" (2.72m x 4.14m)

Bedroom 2

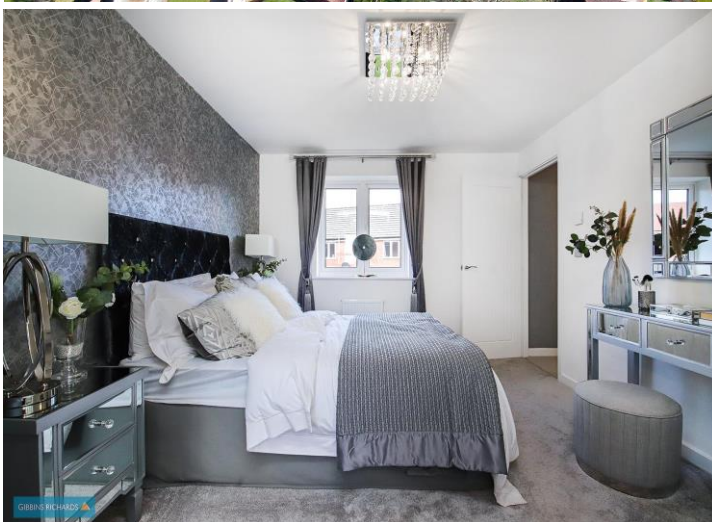
7' 5" x 9' 3" (2.26m x 2.82m)

Bathroom

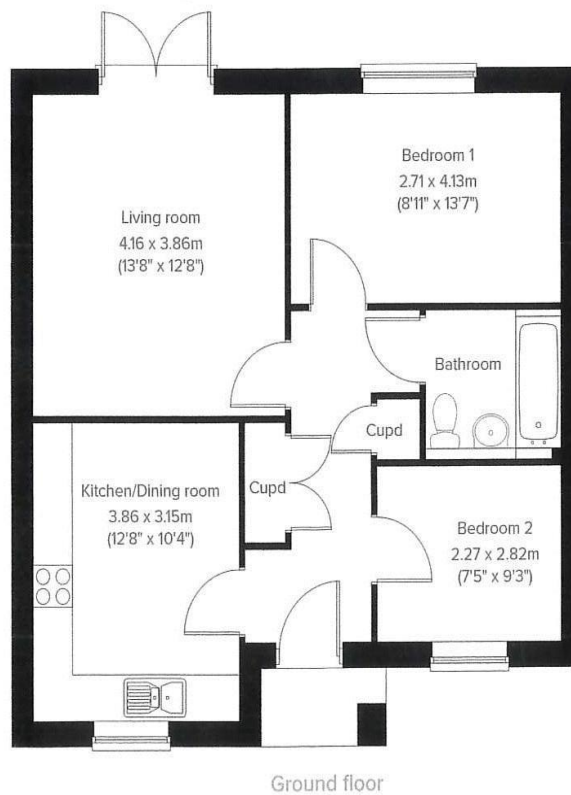
7' 5" x 9' 3" (2.26m x 2.82m)

Outside

To the front of the property is an off road parking space. Rear garden with lawn.







This information is for guidance only and does not form any part of any contract or constitute a warranty. Illustrations are of typical elevations and may vary. Floor plans are not drawn to scale and window positions may vary. Room dimensions are subject to a +/- 50mm (2") tolerance and are based on the maximum dimensions in each room. Please consult your sales advisor on site for specific elevations, room dimensions and external finishes. The EPC ratings are estimated and vary between house types, orientation and developments.

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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.



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