



GIBBINS RICHARDS 

52 School Road, Monkton Heathfield, Taunton TA2 8PE

£255,000

GIBBINS RICHARDS 
Making home moves happen

This is a large 3 bedroom semi-detached ex-local authority property set in large gardens and within a short walk of the village school and local village shop. It has a garage in a rank, two separate receptions, kitchen, utility, cloakroom, and first floor shower room. It is offered with no onward chain.

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

Only an internal inspection will allow full appreciation of the size and quality of this well maintained semi detached family home which comprises of; sitting room, dining room, kitchen, utility and downstairs cloakroom. The shower room has been fitted with a double width shower cubicle replacing the previous bath and without doubt the major features of this property are the distinctively large gardens which extend to the side and rear.

SEMI DETACHED HOME
THREE BEDROOMS
LARGE GARDENS
GARAGE IN RANK
TWO RECEPTIONS
UTILITY AND GROUND FLOOR CLOAKROOM
SHOWER ROOM
CLOSE TO VILLAGE SCHOOL AND SHOP
NO ONWARD CHAIN





GIBBINS RICHARDS ▲

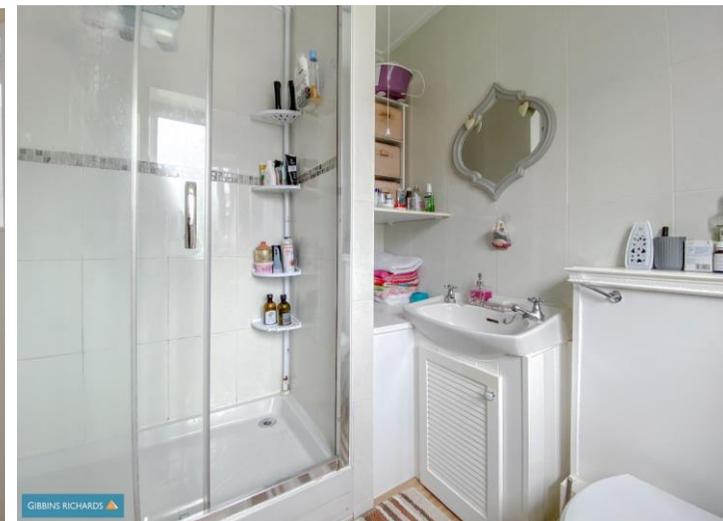
Hall	Stairs to first floor.
Dining Room	10' 11" x 9' 9" (3.32m x 2.97m)
Sitting Room	15' 9" x 10' 2" (4.80m x 3.10m) Living flame coal effect gas fire.
Kitchen	11' 11" x 6' 11" (3.63m x 2.11m) White floor and wall cupboards.
Utility Room	8' 9" x 7' 0" (2.66m x 2.13m)
Cloakroom	Low level wc.
First Floor Landing	
Bedroom 1	13' 8" x 11' 0" (4.16m x 3.35m)
Bedroom 2	11' 10" x 10' 11" (3.60m x 3.32m) Boiler cupboard containing the Worcester gas fired combination boiler.
Bedroom 3	10' 5" x 6' 10" (3.17m x 2.08m)
Shower Room	Double width shower cubicle with electric shower, wash hand basin and wc.
Outside	Substantial gardens laid mainly to lawn with large brick built shed. Rear access gate allows pedestrian access to the rank of garages, the one being sold with this property is numbered 43. Additional parking to front.



GIBBINS RICHARDS ▲

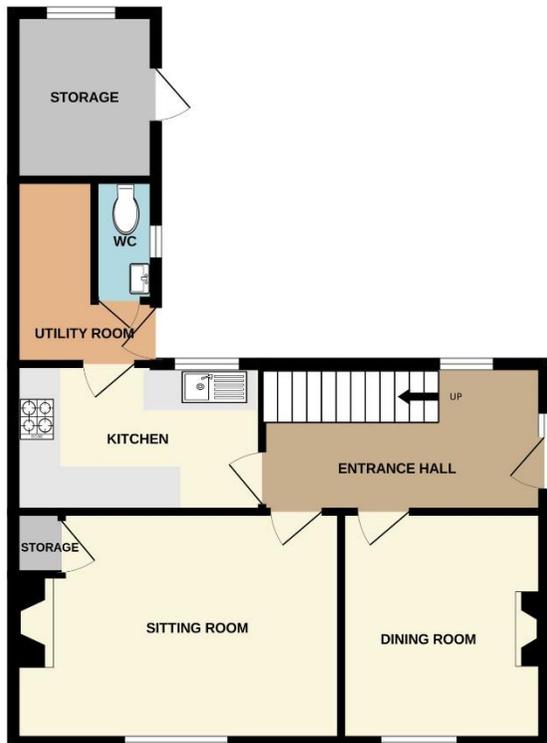


GIBBINS RICHARDS ▲

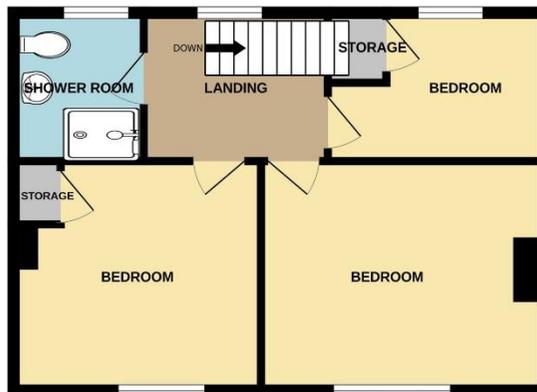


GIBBINS RICHARDS ▲

GROUND FLOOR
565 sq.ft. (52.5 sq.m.) approx.



1ST FLOOR
456 sq.ft. (42.3 sq.m.) approx.



TOTAL FLOOR AREA : 1021 sq.ft. (94.8 sq.m.) approx.

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.
Made with Metropix ©2023

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 £30 + VAT (£36) 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.

50 High Street, Taunton, Somerset TA1 3PR Tel: 01823 332828
Email: tn@gibbinsrichards.co.uk Web: www.gibbinsrichards.co.uk