



96 Hob Close, Monkton Heathfield, Taunton TA2 8GN
Guide Price £255,000

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Making home moves happen

Early viewings recommended for this modern three bedroom semi detached home. In perfect condition throughout it is ready for someone to move in. The property has three bedrooms and two bathrooms upstairs and downstairs there is a hallway, WC, large lounge, and kitchen diner. The property has a lovely low maintenance garden with a large shed with light and power and off road parking for two cars. Energy Rating: B83

THE PROPERTY

Situated in the Monkton Heathfield area of Taunton this lovely modern three bed house is the perfect family home. Sitting in the catchment for the Heathfield primary and secondary schools and near a range of good local amenities and parks. Monkton Heathfield is approximately two miles from the town centre and has easy access into the motorway, canal path and the Hankridge farm retail park.

STILL IN NHBC CERTIFICATE

GREAT CONDITION THROUGHOUT

TANDEM PARKING

KITCHEN/DINER

EASY MAINTENANCE GARDEN

LARGE STORAGE SHED WITH POWER

NEAR LOCAL AMENITIES

FANTASTIC SCHOOL CATCHMENTS

GAS CENTRAL HEATING AND DOUBLE GLAZING



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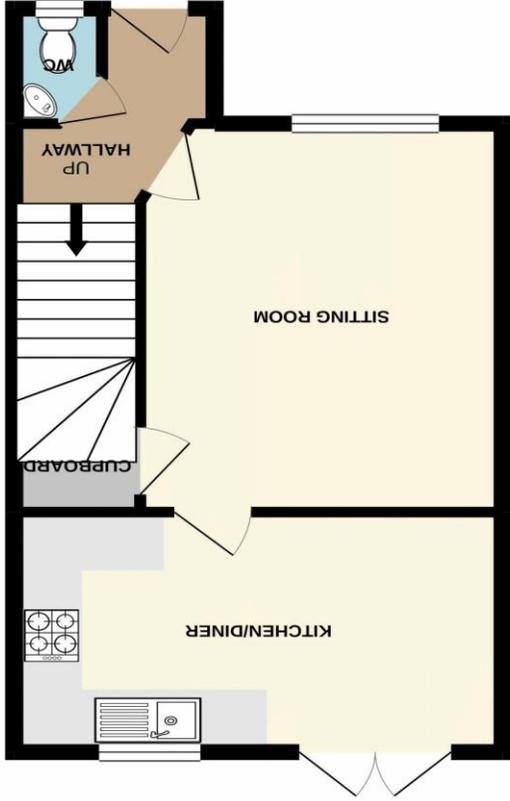
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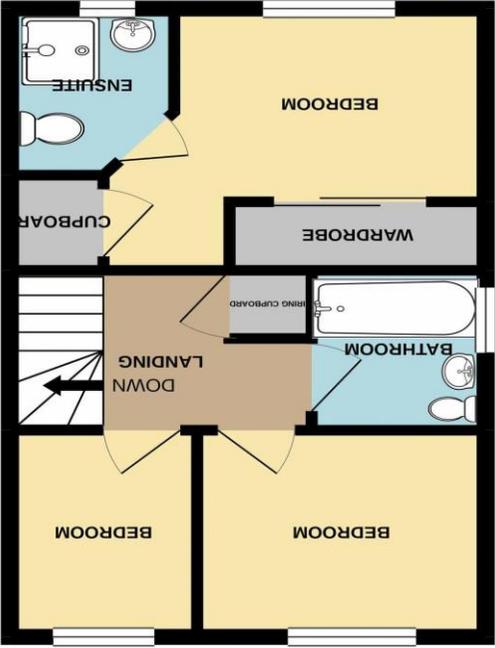
Hallway	7' 8" x 4' 0" (2.34m x 1.22m)
Cloakroom	5' 4" x 2' 11" (1.62m x 0.89m)
Lounge	14' 5" x 12' 0" (4.39m x 3.65m)
Kitchen/Diner	15' 4" x 9' 0" (4.67m x 2.74m) With doors to the rear garden.
First Floor Landing	9' 9" x 6' 1" (2.97m x 1.85m) Airing cupboard.
Bedroom 1	9' 10" x 9' 7" (2.99m x 2.92m) Built-in wardrobes.
En-suite Shower Room	6' 2" x 5' 11" (1.88m x 1.80m)
Bedroom 2	9' 4" x 7' 9" (2.84m x 2.36m)
Bedroom 3	7' 10" x 5' 10" (2.39m x 1.78m)
Bathroom	6' 0" x 5' 11" (1.83m x 1.80m)
Outside	Hard landscaped and well presented rear garden with large storage shed with light and power. Parking for two cars.



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 guidance 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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For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. Some photographs may have been taken using a wide angle lens. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property.

We routinely refer potential sellers and purchasers to Gibbins Richards Conveyancing – a panel of local law firms. It is their decision whether they choose a law firm from the panel. In making that decision, it should be known that we receive a payment benefit of £150.00 per transaction. We routinely refer sellers and purchasers to the Mortgage Advice Bureau (MAB) for mortgage advice. It is their decision whether to use these services. In making that decision, it should be known that we receive a payment benefit of £180.00 per case

