



107 Hob Close, Monkton Heathfield, Taunton TA2 8GN
Guide Price £180,000

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Making home moves happen

Great opportunity for a first time buyer or investor. This lovely 2 bedroom modern home is in the popular Monkton Heathfield area. Upstairs are 2 good bedrooms and a bathroom. Downstairs has a hallway, WC, Kitchen and an open plan living area. The property benefits from off road parking to the front and a garden with rear access behind. The property is conveniently offered with no onward chain. Energy Rating: B-81

THE PROPERTY

Early viewings recommended for this easy maintenance, well kept modern home. Perfect for someone buying for the first time or possibly an investor looking for a buy to let. The property is only a few years old so is still in its NHBC warranty period. The property has 2 bedrooms, a bathroom, hallway, WC, kitchen and open planning living space. The property has parking to the front, garden to the rear and is just a stones throw from a lovely park. The property is offered with no onward chain.

OFF ROAD PARKING

DOWN STAIRS WC

CUL-DE-SAC LOCATION

GOOD SCHOOL CATCHMENT AREAS

EASY ACCESS TO TOWN

NEAR LARGE PARK

STILL IN NHBC WARRENTY

GAS CENTRAL HEATING

DOUBLE GLAZING





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Entrance Hall

Kitchen 11' 0" x 8' 11" (3.35m x 2.72m)

Lounge 12' 2" x 11' 1" (3.71m x 3.38m)

Cloakroom

First Floor Landing

Bedroom 1 12' 1" x 7' 9" (3.68m x 2.36m)

Bedroom 2 12' 1" x 7' 9" (3.68m x 2.36m)

Bathroom 5' 11" x 5' 7" (1.80m x 1.70m)

Outside East facing hard landscaped rear garden with rear access.



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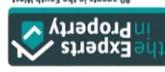


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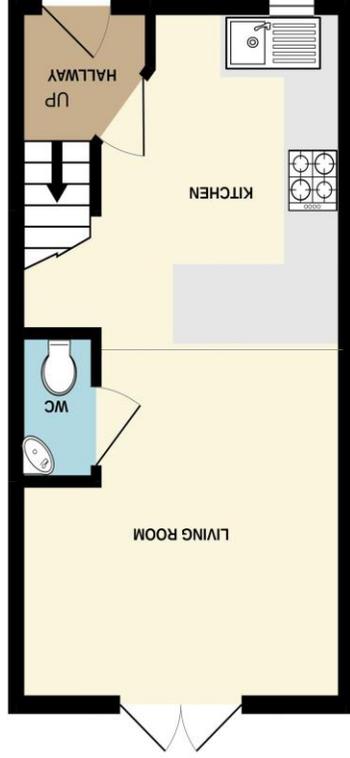
We routinely refer potential sellers and purchasers to Gibbins Richards Conveyancing – a panel of local law firms. It is their decision whether they choose a law firm from the panel. In making that decision, it should be known that we receive a payment benefit of £150.00 per transaction. We routinely 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



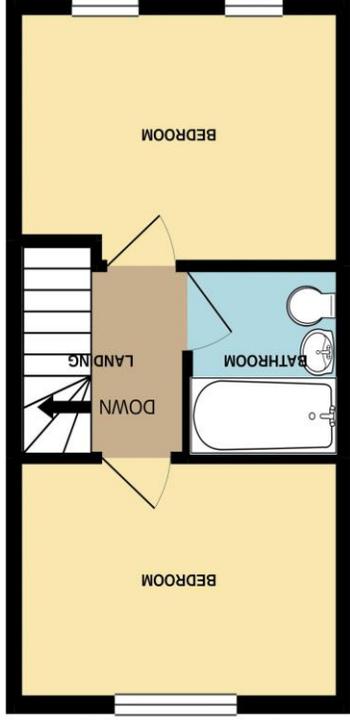
For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. Some photographs may have been taken using a wide angle lens. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should 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.

Whilst every attempt has been made to ensure the accuracy of the floorplan created here, measurements of doors, windows, rooms and other items are approximate and no responsibility is taken for any errors or omissions. The 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.
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TOTAL FLOOR AREA: 49.5 sq.m. (533 sq.ft.) approx.



GROUND FLOOR
 24.8 sq.m. (267 sq.ft.) approx.



1ST FLOOR
 24.8 sq.m. (267 sq.ft.) approx.