



16 Garden Close

Monkton Heathfield, Taunton, Somerset, TA2 8FZ

James
Gray

ESTATE AGENTS

A superbly presented family home offering spacious accommodation on this popular development on the fringe of Taunton, close to the Quantock Hills.



Key features

- Stunning detached family home
- 4 bedrooms (2 en suite)
- Large Kitchen/family room with French doors to west facing rear garden
- Well proportioned sitting room with bay window and attractive outlook
- Gas central heating and double glazing
- Enclosed rear garden with paved terrace and decking
- Adjacent garage with side pedestrian door and long driveway with parking for 2/3 cars
- Attractive cul de sac location. Close to good local amenities

Services

All mains connected. Gas fired central heating

EPC

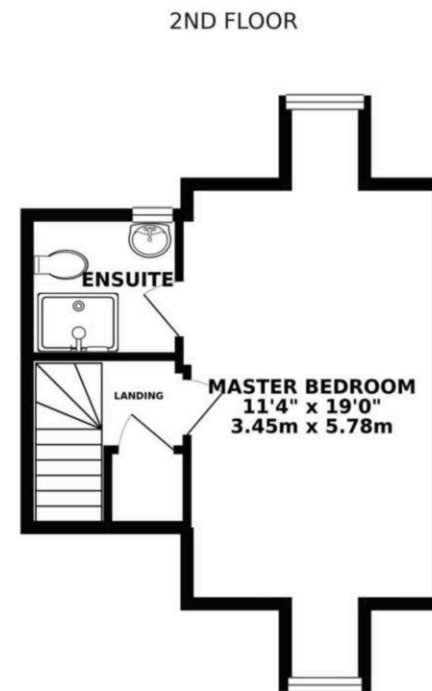
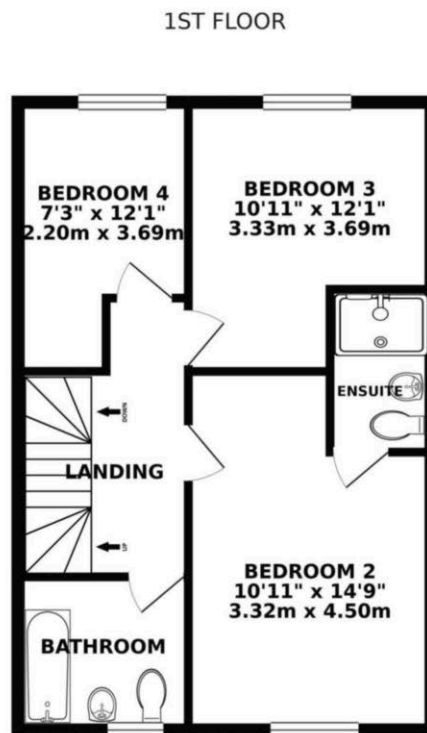
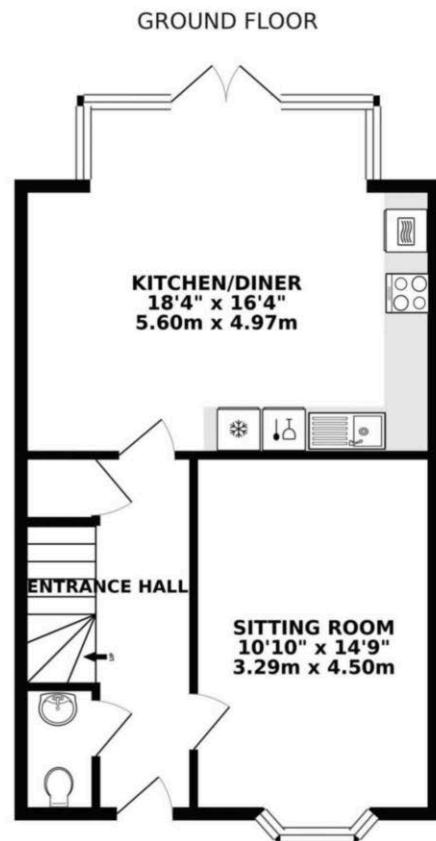
B (86)

Council Tax and Service Charge

Band E. Service charge 1/7/24 - 30/6/25 £219.21







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 ©2019

We routinely refer potential sellers and purchasers to local and national law firms to carry out the conveyancing. It is their decision whether they choose one of these law firms. In making that decision, it should be known that we receive a payment benefit of £250.00 per transaction.

These particulars are not to form part of a Sale Contract owing to the possibility of errors and/or omissions. Prospective purchasers should therefore satisfy themselves by inspection or otherwise as to their correctness. All fixtures, fittings, chattels and other items not mentioned are specifically excluded unless otherwise agreed within the Sale Contract documentaries or left in situ and gratis upon completion. The property is also sold subject to rights of way, public footpaths, easements, wayleaves, covenants and any other matters which may affect the legal title. The Agent has not formally verified the property's structural integrity, ownership, tenure, acreages, estimated square footage, planning/building regulations status or the availability/operation of services and/or appliances. Therefore prospective purchasers are advised to seek validation of all the above matters prior to expressing any formal intent to purchase.

Home Field View North, Prockters Farm, West Monkton, Taunton, Somerset, TA2 8QN
T: 01823 426090 E: sales@jamesgrayestateagents.com W: jamesgrayestateagents.com

**James
Gray**

ESTATE AGENTS