



23 Heathfield Drive

Monkton Heathfield, Taunton, Somerset, TA2 8NT

James
Gray

ESTATE AGENTS

An extended and well presented semi-detached family home with generous rear garden and ample parking, occupying an attractive cul de sac location on the eastern fringe of Taunton. No onward chain.



Key features

- Porch and Entrance hall
- Double aspect sitting/dining room with fireplace and doors to rear garden
- Kitchen/family room with door to rear garden
- Utility room
- 3 Bedrooms
- Bathroom
- Generous rear garden
- Garage and wide driveway with ample parking
- Sought after village location close to good local amenities
- No onward chain

Services

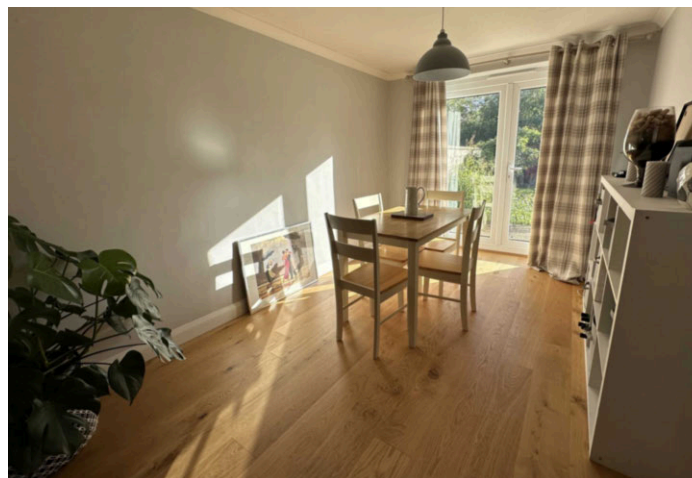
All mains connected. Gas fired central heating

EPC

Band C (75)

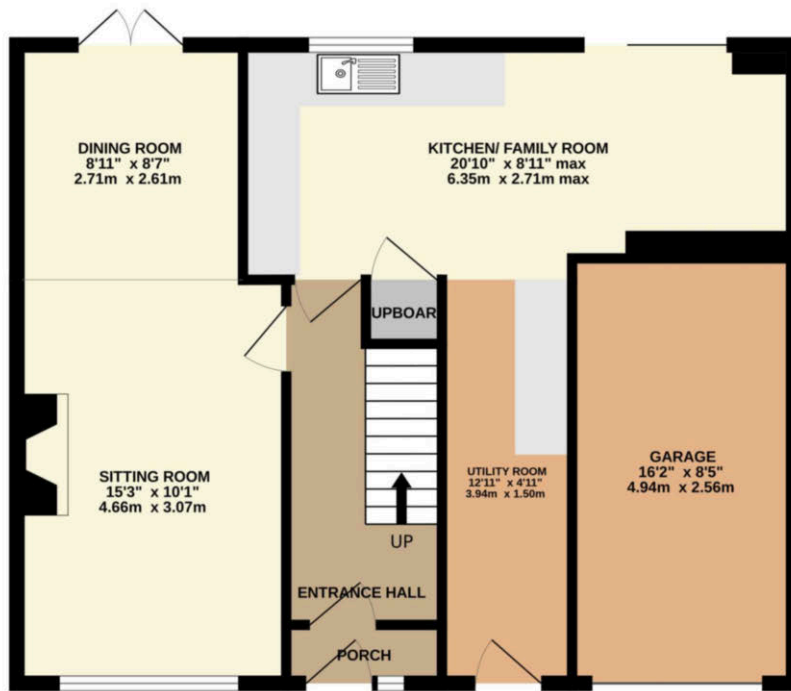
Council Tax

C

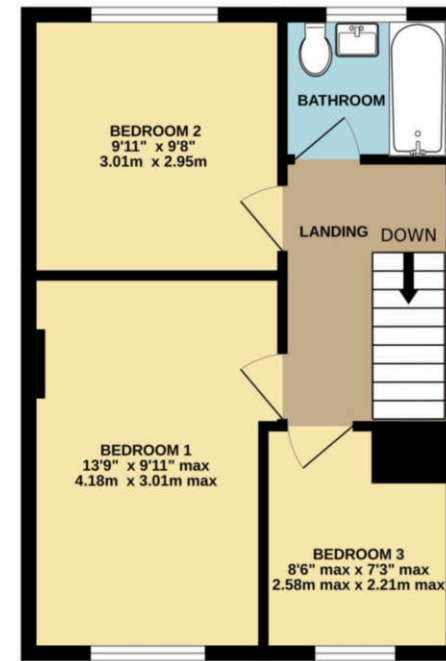




GROUND FLOOR
697 sq.ft. (64.8 sq.m.) approx.



1ST FLOOR
383 sq.ft. (35.6 sq.m.) approx.



TOTAL FLOOR AREA : 1080 sq.ft. (100.3 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.
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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.

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