



46 Hob Close

Monkton Heathfield, Taunton, Somerset, TA2 8GL

James
Gray

ESTATE AGENTS

A beautifully presented semi-detached family home, with 3 double bedrooms, low maintenance rear garden, garage and off-road parking for 2 cars and occupying an attractive cul de sac setting, close to good local amenities



Key features

- Entrance hall and cloakroom
- Sitting room
- Kitchen/dining room with double doors to the rear garden
- Principal bedroom with en suite shower room
- 2 further double bedrooms and a family bath/shower room
- Gas central heating and double glazing
- Enclosed low maintenance rear garden with side access
- Driveway parking for 2 cars and integral single garage
- Cul de sac location, close to good local amenities

Services

All mains services connected. Gas central heating

EPC rating

Band B (82)

Council Tax and Service Charge

Band C. Service charge £211.82





Hob Close, Monkton Heathfield, Taunton, TA2 8GL



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nchecom

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