



GIBBINS RICHARDS 
Making home moves happen

29 Sellicks Road, Monkton Heathfield, Taunton TA2 8XA

£470,000

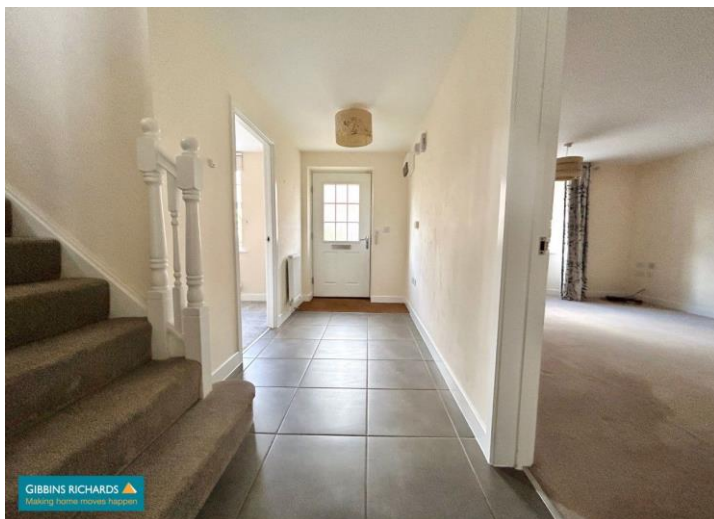
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A four bedroomed executive style home benefitting from a quiet tucked away position on a modern development in Monkton Heathfield. The well presented accommodation consists of; entrance hall, study, sitting room, large kitchen/dining room, utility room and cloakroom. To the first floor there are four bedrooms with an en-suite shower room to the master bedroom and a separate four piece family bathroom. Externally the property benefits from a single garage, driveway parking and a lawned rear garden. AVAILABLE WITH NO ONWARD CHAIN.

Tenure: Freehold / Energy Rating: C / Council Tax Band: F

Constructed by David Wilson Homes in 2014, to the popular Holden design, this detached executive home boasts well planned and generous sized accommodation. There is an attractive enclosed front garden with long side driveway leading to the garage and access to a private, larger than average, rear garden. Sellicks Road is situated on the edge of Monkton Heathfield, which contains both primary and secondary school education, village hall, general stores and it is also within easy reach of the M5 motorway at junction 25. Taunton town centre is less than two miles distant and contains a mainline intercity railway station and an array of shopping and leisure facilities.

BUILT BY DAVID WILSON HOMES
DETACHED HOME
FOUR BEDROOMS
TWO RECEPTION ROOMS
UTILITY ROOM AND CLOAKROOM
GARAGE AND DRIVEWAY
LARGER THAN AVERAGE ENCLOSED REAR GARDEN
EN-SUITE SHOWER ROOM TO MASTER BEDROOM
WELL PRESENTED ACCOMMODATION
NO ONWARD CHAIN





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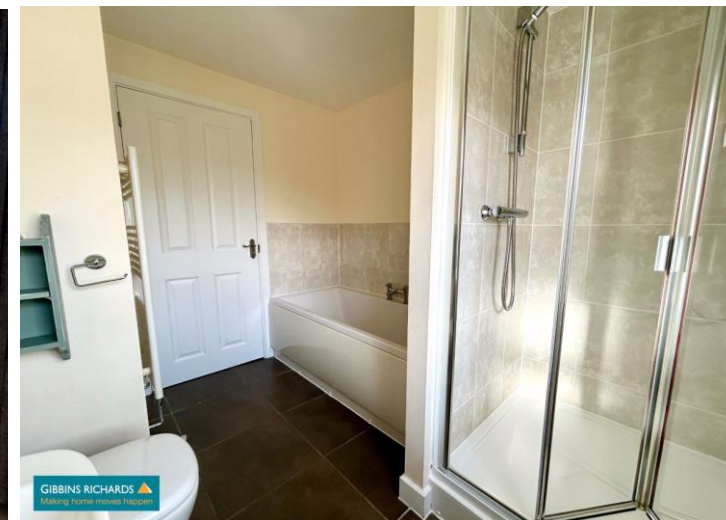
Entrance Hall	
Cloakroom	
Study	9' 5" x 7' 8" (2.87m x 2.34m)
Sitting Room	19' 0" x 12' 0" (5.79m x 3.65m)
Kitchen/Dining Room	20' 5" x 11' 5" (6.22m x 3.48m)
Utility Room	8' 3" x 5' 2" (2.51m x 1.57m) Containing the gas fired boiler. Access to the rear garden.
First Floor Landing	Airing cupboard. Access to loft space.
Bedroom 1	12' 6" x 12' 2" (3.81m x 3.71m) Wardrobe recess.
En-suite Shower Room	
Bedroom 2	14' 6" x 10' 5" (4.42m x 3.17m)
Bedroom 3	13' 5" x 12' 8" (4.09m x 3.86m)
Bedroom 4	10' 2" x 7' 6" (3.10m x 2.28m)
Family Bathroom	8' 8" x 7' 5" (2.64m x 2.26m)
Outside	Long side driveway leading to the garage with access to a larger than average enclosed rear garden.



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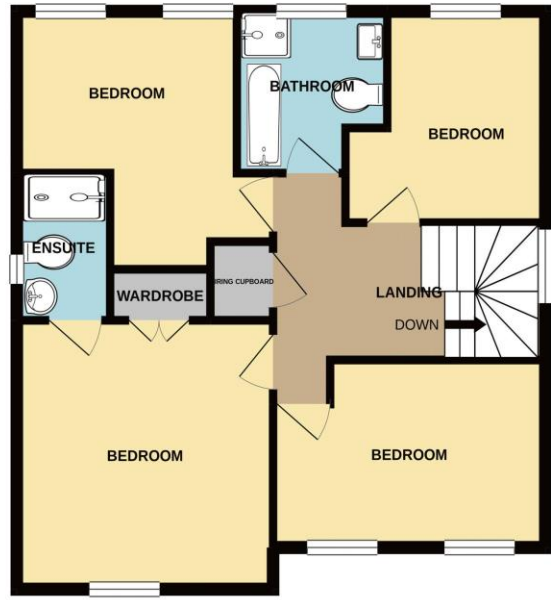
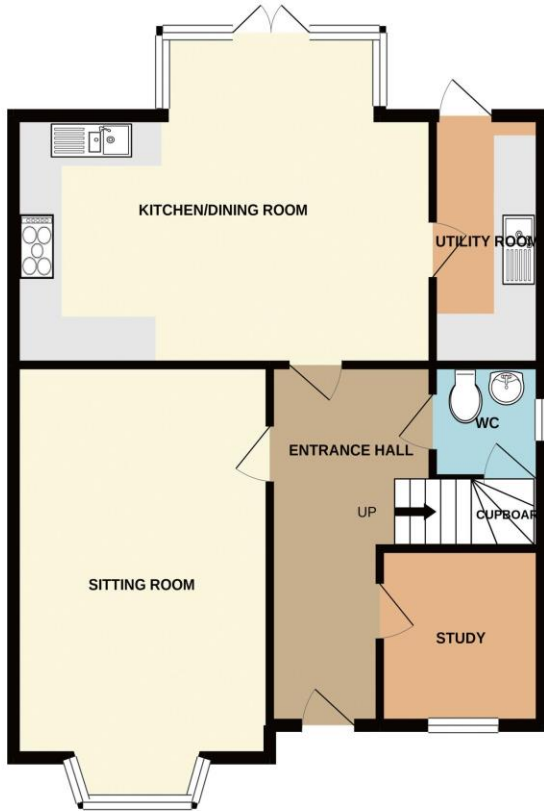
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GROUND FLOOR

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 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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The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor.

Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.



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