



44 Farriers Green, Monkton Heathfield, Taunton TA2 8PR

£185,000

GIBBINS RICHARDS 
Making home moves happen

SIMPLY SUPERB! A fully updated and refurbished extended 3 bedroom terraced home, immaculately presented throughout and enjoying a much sought after location in Monkton Heathfield village. Energy rating : C-69

THE PROPERTY

This lovely property has undergone an extension programme of improvements during 2015/2016 creating a comfortable family home complimented with a modern gas central heating system and uPVC double glazing. The property has a single garage and driveway for two cars and a west facing rear garden backing onto public open space. Farriers Green is located close to the village centre and the Heathfield secondary school. A new primary school is due to open at the end of 2016. Excellent access to M5 motorway (2 miles) and town centre (3 miles).

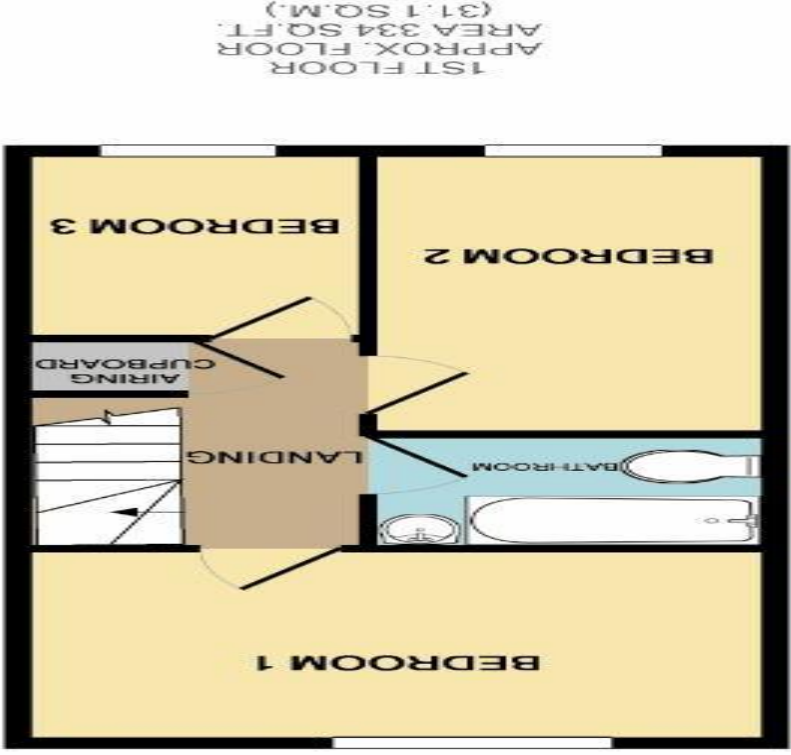
- REFITTED KITCHEN WITH CREAM COLOURED HIGH GLOSS UNITS
- NEW FLOOR COVERINGS THROUGHOUT
- NEW UPVC DOUBLE GLAZED FRENCH DOORS
- VELUX SKYLIGHT WINDOWS IN DINING AREA
- REFURBISHED BATHROOM
- ELECTRICS UPGRADE WITH TEST CERTIFICATE
- TASTEFUL REDECORATION
- ABSOLUTELY NOTHING TO DO!





Entrance Hall	stairs to first floor
Kitchen	9' 9" x 9' 2" (2.97m x 2.79m) refitted and including oven, hob and extractor hood
Sitting Room	15' 4" x 13' 9" (4.67m x 4.19m) feature fireplace and opening to :
Dining Room	11' 10" x 7' 8" (3.60m x 2.34m) two Velux sky light windows, replacement uPVC double glazed French doors to garden
First Floor Landing	
Bedroom 1	11' 9" x 8' 5" (3.58m x 2.56m)
Bedroom 2	12' 0" x 6' 9" (3.65m x 2.06m)
Bedroom 3	7' 9" x 6' 8" (2.36m x 2.03m)
Bathroom	refitted white suite and extensive re-tiling
Outside	tarmac drive for two cars. Single GARAGE. West facing rear garden.





Whilst every attempt has been made to ensure the accuracy of the floor plan 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.

