



## 1 Bilberries Close

Monkton Heathfield, Taunton, Somerset, TA2 8SW

James  
Gray

ESTATE AGENTS



A beautifully presented 3 bedroom semi-detached house, attractively situated on this sought after development, close to good local amenities and with the benefit of an adjacent driveway with parking for 2 cars.



### Key features

- Entrance Hall and cloakroom
- Sitting room
- Kitchen/dining room with doors to the rear garden
- Bedroom 1 with en suite shower room
- 2 further bedrooms and family bathroom
- Gas central heating and double glazing
- Enclosed rear garden with side access and paved patio
- Parking for two cars
- External car charging point
- Close to good local amenities

### Services

All mains connected. Gas fired central heating

### EPC

B (83)

### Outgoings

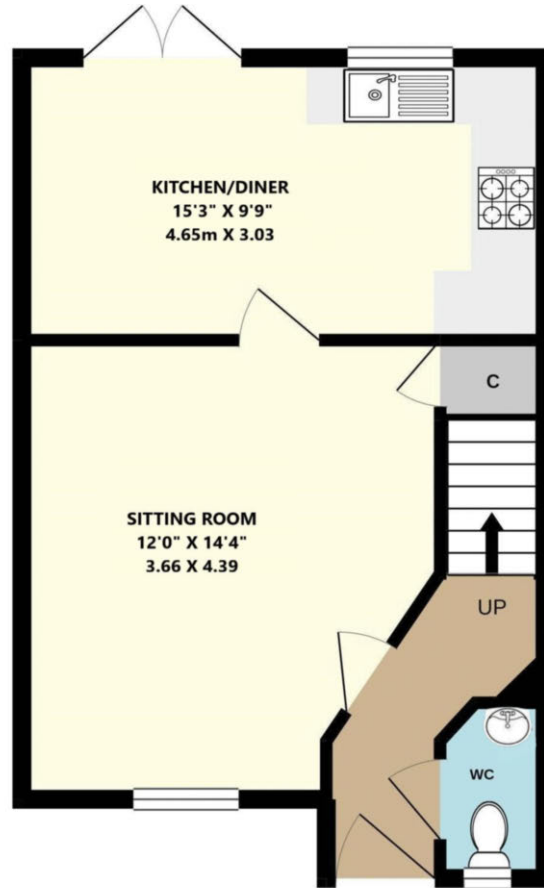
Council Tax band C. Estate rents charge £180pa.



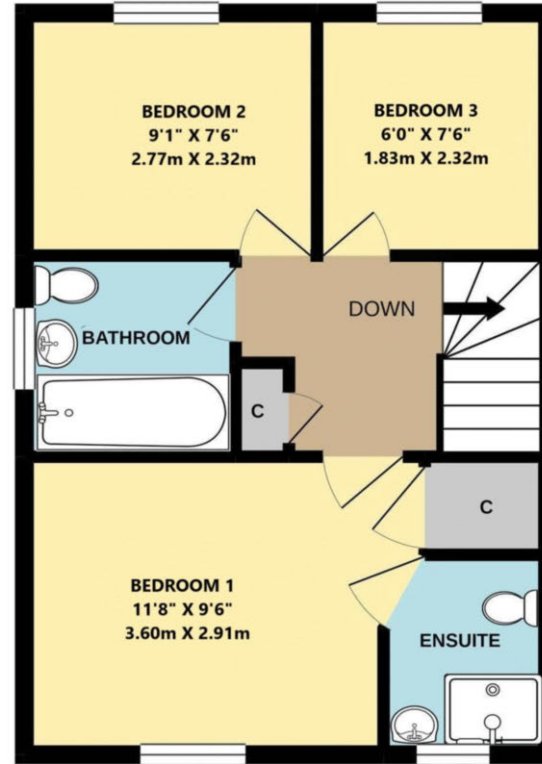




GROUND FLOOR



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.

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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