



Located within the Monkton Wood school catchment area and less than ½ a mile from various shops and amenities is this modern, terrace townhouse built by Persimmon Homes in 2020. The accommodation comprises of a hallway, large living room, cloakroom/wc and a kitchen/dining room. There are 3 double bedroom (1 en suite) and a family bathroom. The property has double glazing and gas heating and benefits from an enclosed low maintenance rear garden with a large patio and artificial grass. There is also a tandem driveway to one side of the property.

DIRECTIONS: From the centre of Taunton or Junction 25 of the M5 motorway, proceed over the Obridge Viaduct and take the third exit at the roundabout onto the A358 towards Monkton Heathfield. Continue for approximately half a mile, straight across the next roundabout and take the second left onto Yallands Hill which leads up into the village. Drive through the village and at the first roundabout turn left onto Chanon Road then 1st left again onto Richmond Street. The house will be found a short distance along on the right, identified by our for sale board.

Features

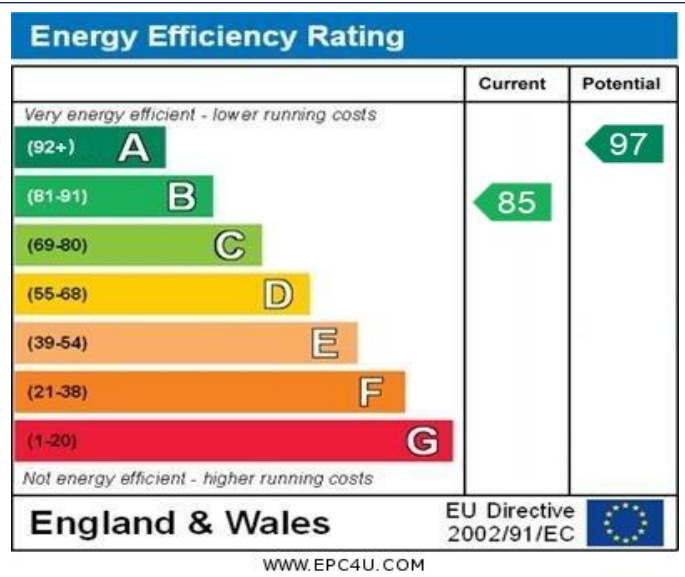
- A lovely modern 3 storey terraced town house built by Persimmon Homes
- Well maintained and presented and located within Monkton Wood School catchment
- Entrance hallway – generous living room with understairs storage cupboard
- Cloakroom/WC and kitchen/dining room with French doors to the rear garden
- First floor – 2 double bedrooms and family bathroom
- Second floor – principle bedroom with en suite shower room
- Double glazing and gas heating
- Enclosed rear garden finished with large patio and artificial grass
- Tandem driveway
- A really lovely 3 bedroom home in a pleasant position on this modern development

Gross Internal Floorspace

936 Sq.ft (87 Sq.m)

- Entrance hallway
- Lounge - 14' 9" x 11' 10" (4.49m x 3.60m)
- Kitchen/dining room - 11' 10" x 8' 11" (3.60m x 2.72m)
- WC
- Bedroom 1 - 17' 4" x 8' 6" (5.28m x 2.59m)
- En suite
- Bedroom 2 - 11' 10" x 10' 6" (3.60m x 3.20m)
- Bedroom 3 - 11' 10" x 8' 11"(3.60m x 2.72m)
- Bathroom





TENURE: Freehold

TAX BAND: C

SERVICES: Mains electricity, gas, water and drainage. Gas central heating. We understand that there may be an annual service charge payable for this development.

DISCLAIMER: For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide in good faith. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings and a wide angle lens may have been used for some photographs. Photographs may also show appliances that are not included in the sale. If you have any specific enquiries or are unfamiliar with the area and require additional information please contact us before viewing the property.



