



**86 Farriers Green, Monkton Heathfield, Taunton,
Somerset, TA2 8PR**
£289,000

A modern 3 bedroom semi detached house in a choice position with a south west facing rear garden, integral garage and driveway.



Features

- A modern semi detached house in a choice position
- Located within the Heathfield School catchment area & close to shops and park
- Very well presented modern accommodation
- Entrance hallway with cloakroom/WC. Spacious lounge
- Modern kitchen/dining room with various integral appliances
- 3 bedrooms and shower room
- Double glazing and gas central heating
- Generous and well maintained south-west facing rear garden
- Integral garage and driveway
- Be quick to view this lovely family property





**GROSS INTERNAL FLOOR SPACE:
796 sq ft / 74 sq m**

HALLWAY with CLOAKROOM/WC

KITCHEN - 9' 5" x 8' 6" (2.87m x 2.59m)

LOUNGE/DINING ROOM - 16' 11" x 9' 6"
(5.15m x 2.89m)

BEDROOM 1 - 12' 6" x 10' 3" (3.81m x 3.12m)

BEDROOM 2 - 11' 5" x 9' 3" (3.48m x 2.82m)

BEDROOM 3 - 7' 7" x 6' 9" (2.31m x 2.06m)

SHOWER ROOM

GARAGE - 16' 3" x 8' 2" (4.95m x 2.49m)

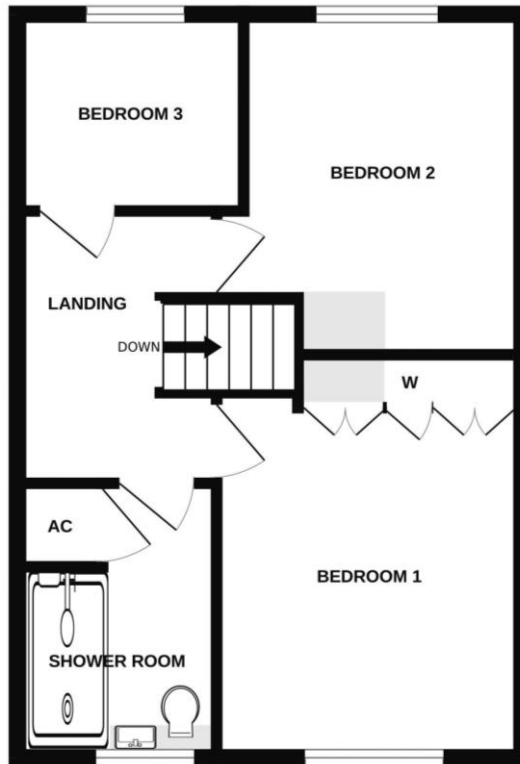
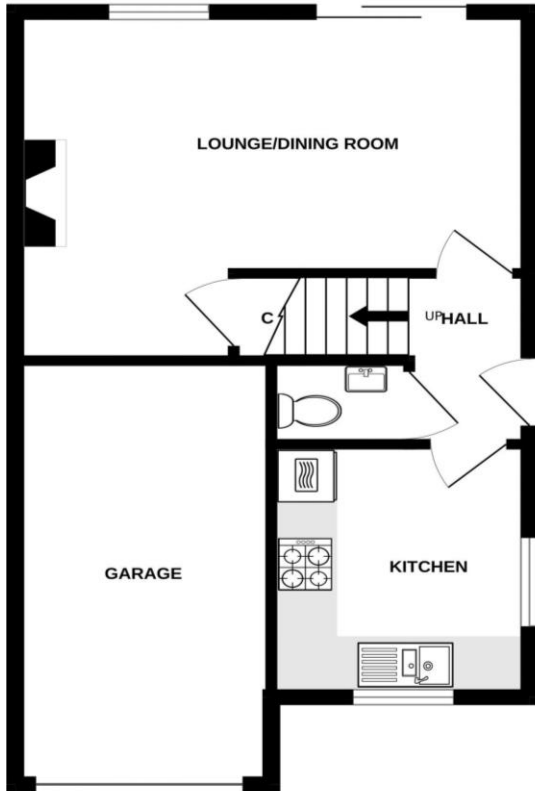
TENURE: Freehold

TAX BAND: C

SERVICES: Mains electricity, gas, water and drainage. Gas central heating.

DIRECTIONS: From Taunton town centre and/or J25 of the M5, proceed over the O'bridge Viaduct and take the 3rd exit onto Priorswood Road. Continue over the next roundabout for approximately 1/2 of a mile then take the 2nd exit on the roundabout onto Milton Hill, then taking the 1st left into Farriers Green. Take the 3rd left into the cul-de-sac where the property will be found on the left hand side identified by our For Sale board.

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		



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.

All measurements are approximate (in some cases maximum into recesses).
Not to scale. Illustrative purposes only.

18 The Wyvern Centre, Magdalene Lane, Taunton TA1 1SE

email: info@wilsonsestateagents.co.uk

www.wilsonsestateagents.co.uk

For viewings, appraisals and all enquiries call
01823 324324

