

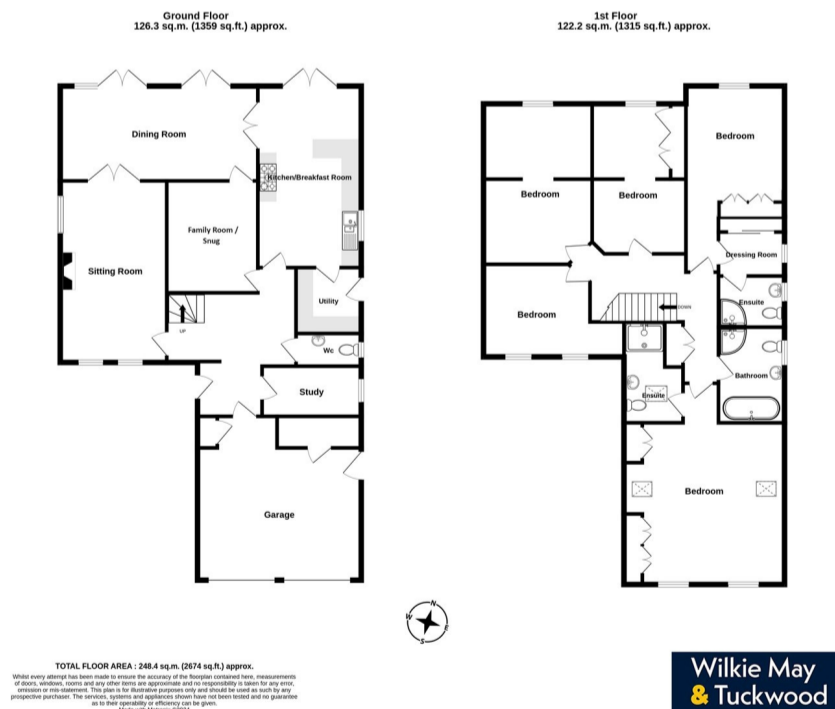


'Stoneleigh'
 Monkton Heathfield, TA2 8NA
 £625,000 Freehold

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Wilkie May & Tuckwood

Floor Plan



GROUND FLOOR: ENTRANCE HALLWAY, STUDY: 10'6" x 5'3" (3.20m x 1.60m), CLOAKROOM: 7'0" x 3'5" (2.13m x 1.04m), SITTING ROOM: 19'4" x 11'6" (5.89m x 3.50m),

DINING ROOM: 21'2" x 10'2" (6.45m x 3.09m), FAMILY ROOM: 11'3" x 9'7" (3.42m x 2.92m), KITCHEN/BREAKFAST ROOM: 19'4" x 11'6" (5.89m x 3.50m),

UTILITY ROOM: 7'0" x 6'5" (2.13m x 1.04m)

FIRST FLOOR: LANDING, BEDROOM ONE: 17'3" x 17'2" (5.25m x 5.23m), EN-SUITE SHOWER ROOM: 6'2" x 5'7" max (1.87m x 1.70m max), BEDROOM TWO: 13'9" x 11'1" (4.19m x 3.37m),

DRESSING ROOM: 7'11" x 5'2" max (2.41m x 1.57m max), EN-SUITE SHOWER ROOM: 7'0" x 5'5" (2.13m x 1.65m max), BEDROOM THREE: 11'8" x 10'5" max (3.55m x 3.17m max),

BEDROOM FOUR: 11'5" x 8'9" (3.47m x 2.66m), DRESSING ROOM: 11'6" x 6'7" max limited headroom (3.50m x 2.00m), BEDROOM FIVE: 10'8" x 7'8" (3.25m x 2.33m),

DRESSING ROOM: 8'9" x 8'4" max limited headroom (2.66m x 2.54m max limited headroom), BATHROOM: 10'2" x 7'1" (3.09m x 2.15m)

EXTERNAL: DOUBLE GARAGE: 17'5" x 14'2" (5.30m x 4.31m)

Description

Situated within the popular village of Monkton Heathfield, is this deceptively spacious, five bedroom detached family home.

The property, which was built in 2011 as a one off by a local developer, offers accommodation which is arranged over two floors, is warmed via a mains gas fired central heating system with ground floor underfloor heating and is double glazed throughout.

Externally, there is a large driveway to the front providing off-road parking for several vehicles and a double garage. To the rear there is a private and well maintained rear garden.

- Five Bedrooms
- Detached House
- Popular Village Location
- No Onward Chain
- Double Garage
- Ample Off-Road Parking
- Mains Gas Fired Central Heating
- Double Glazed



The accommodation comprises in brief; large entrance hallway with stairs rising to the first floor, internal access into the garage and access into the study which has a double glazed window with aspect to the side. There is also a useful ground floor cloakroom off the entrance hallway with low level WC and wash hand basin. The light and airy sitting room has three double glazed windows with aspects to the front and side, a gas fire and double doors into the dining room. The kitchen is fitted with a good range of matching wall and base storage units, granite work surfaces, integrated dishwasher, integrated fridge/freezer, rangemaster with five ring gas hob and extractor fan above and a 1 & 1/2 bowl stainless steel sink with hot and cold mixer tap. Off the kitchen there is a utility room with further work surface space, integrated tumble drier and space/plumbing for a washing machine. The dining room has two French doors opening out on to the rear garden and a doorway leading through to a snug which completes the ground floor accommodation.

On the first floor, there are five bedrooms. The main bedroom is a very good size with three built-in wardrobes and an en-suite shower room comprising low level close coupled wc with concealed cistern, a semi recessed wash hand basin fitted into a cabinet and a shower cubicle. The second bedroom also has a walk-in dressing room and en-suite shower room with the same fittings as mentioned previously. There are three other bedrooms, two of which with good size dressing areas. The family bathroom completes the accommodation and comprises panelled bath, shower cubicle, low level wc, wash hand basin and cabinets for storage. Externally, the rear garden is tiered on two levels and is laid predominantly to lawn and patio. There is an outside tap, outside light, outside socket and side access leading to the front. To the front of the property is a driveway large enough to accommodate four vehicles, an outside socket and a double garage with two up-and-over doors, power and lighting. Additional benefits to the property include solar panel pre-heating system and a greywater recycling system for enhanced energy efficiency.



GENERAL REMARKS AND STIPULATIONS:

Tenure: The property is offered for sale freehold by private treaty with vacant possession on completion.

Services: Mains water with meter, mains electricity, mains drainage, gas fired central heating.

Local Authority: Somerset Council, County Hall, The Crescent, Taunton, Somerset, TA1 4DY

Property Location: w3w.co/vibe.modern.sometimes

Council Tax Band: F

Broadband Availability: Superfast with up to 80 Mbps download speed and 20 Mbps upload speed.

Mobile Phone Coverage: Indoor—voice likely available with Vodafone; limited voice & data with EE & O2. Outdoor—voice & data likely available with EE, Three, O2 & Vodafone.

Flood Risk: Rivers & Sea—very low. Surface water—very low.

Agents Note: There are plans for residential development on land near to this property, however it is our understanding that the field directly behind this property has been designated as ecological mitigation land. Please contact us for further information and the latest plans.

IMPORTANT NOTICE Wilkie May & Tuckwood for themselves and for the vendors of the property, whose agents they are, give notice that: 1. the particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchaser and do not constitute part of an offer or contract. Prospective purchasers and lessees ought to seek their own professional advice. 2. All descriptions, dimensions, areas, reference to condition and necessary permissions for use and occupation and other details are given in good faith, and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 3. No person in the employment of Wilkie May & Tuckwood has any authority to make or give any representations or warranty whatever in relation to this property on behalf of Wilkie May & Tuckwood, nor enter into any contract on behalf of the vendor. 4. No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties which have been sold, let or withdrawn. Photographs taken and details prepared May 2024. MEASUREMENTS AND OTHER INFORMATION All measurements are approximate. While we endeavour to make our sales particular accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information with you.

Code of Practice for Residential Estate Agents: Effective from 1 August 2011:

*8. Financial Evaluation 8a At the time that an offer has been made and is being considered by the seller, you must take reasonable steps to find out from the prospective buyer the source and availability of his funds for buying the property and pass this information to the seller. Such information will include whether the prospective buyer needs to sell a property, requires a mortgage, claims to be a cash buyer or any combination of these. Such relevant information that is available should be included in the Memorandum of Sale having regard to the provisions of the Data Protection Act.8b These reasonable steps must continue after acceptance of the offer until exchange of contracts (in Scotland, conclusion of missives) and must include regular monitoring of the prospective buyer's progress in achieving the funds required, and reporting such progress to the seller.

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 their purpose. A Buyer is advised to obtain verification from their solicitor or surveyor. References to the Tenure of the 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.



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