



149 Farriers Green

Monkton Heathfield, TA2 8PP
£298,950 Freehold

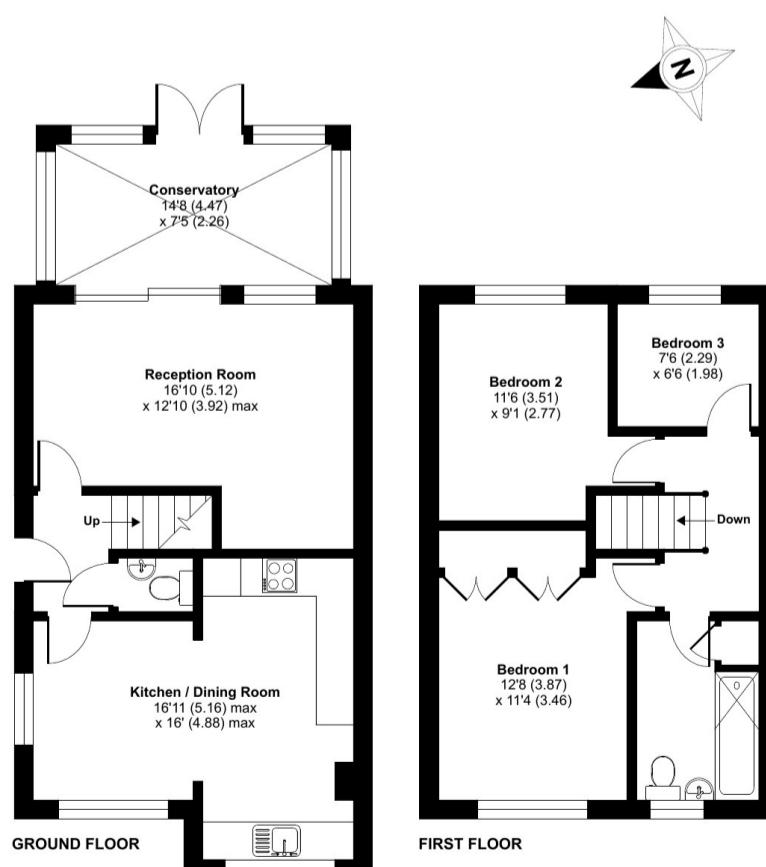


**Wilkie May
& Tuckwood**

Floor Plan

Farriers Green, Monkton Heathfield, Taunton, TA2

Approximate Area = 1046 sq ft / 97.2 sq m
For identification only - Not to scale



Description

Situated at the end of a cul-de-sac within the popular village of Monkton Heathfield and in close proximity to Monkton Wood secondary school, is this three bedroom modern semi-detached family home.

The property, which is offered in good decorative order throughout, has been enhanced by the conversion of the garage into additional kitchen space and is further benefitted by uPVC double glazing, mains gas fired central heating and the useful addition of a double glazed conservatory.

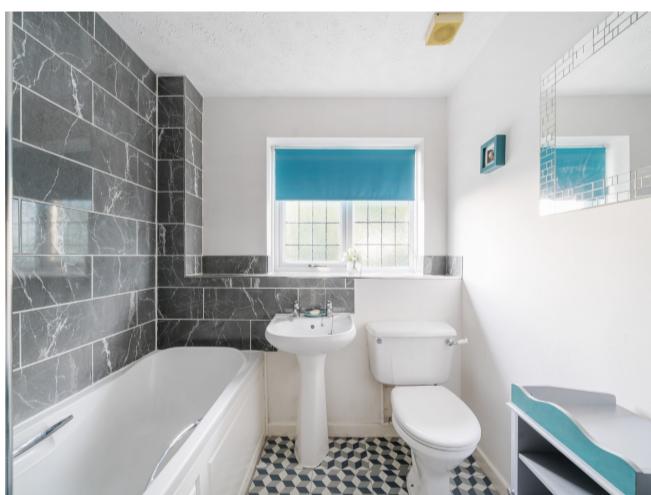
- Semi-Detached
- Three Bedrooms
- Conservatory
- uPVC Double Glazing
- Gas Fired Central Heating
- Off-Road Parking
- Cul-De-Sac Position



Internally, a front door leads into entrance hall with staircase rising to the first floor. There is a door giving access to the living room and kitchen/diner. The kitchen/diner offers dual aspect windows and is fitted with a range of matching wall and base units, roll edge work surfaces and tiled splashbacks with integrated oven, electric hob, space and plumbing for washing machine and an American fridge/freezer along with a wall mounted gas boiler. The living room is set at the rear of the property and has sliding patio doors through to a double glazed conservatory, which in turn gives access to the garden.

A cloakroom completes the ground floor accommodation. To the first floor are three bedrooms (bedroom one with built-in wardrobes) and a family bathroom comprising of wc, wash hand basin, bath with tiled surround and shower over. Externally, to the front is a tarmac drive, an area of low maintenance decorative chippings along with a raised front border and a double opening five bar gate for security. A gated side access offers access through to the rear garden, which is fully enclosed and laid predominantly to low maintenance decorative chippings.

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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/translated.readjust.covertly

Council Tax Band: C

Broadband Availability: Ultrafast with up to 1000 Mbps download speed and 220 Mbps upload speed.

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

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

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 October 2024. MEASUREMENTS AND OTHER INFORMATION All measurements are approximate and have been taken by Nichecom. 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.

We routinely refer potential sellers and purchasers to a selection of recommended local conveyancing firms. It is their decision whether to use those services. In making that decision, it should be known that we receive a payment benefit of not more than £150+VAT. Once an offer is accepted by our client, an Administration Fee of £20+VAT (£24) per buyer will be required in order to process the necessary checks relating to our compliance under Anti-Money Laundering legislation. This is a non-refundable payment and cannot be returned should purchase cease to continue. It can be paid via a card machine, or via BACS transfer.

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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