



MILES ESTATE AGENTS

**97 Hob Close Monkton Heathfield
Taunton TA2 8GN £265,000**



A well presented modern semi detached 3 bedroom house built by Persimmon Homes in 2018 set in much larger than average landscaped gardens in this popular location within Heathfield Catchment area with easy access to both Taunton and the M5. Good size living room and kitchen/dining room, En Suite and off road parking for 2 cars. Early viewing highly recommended. Freehold Council Tax Band C. EPC rating: B





Features:

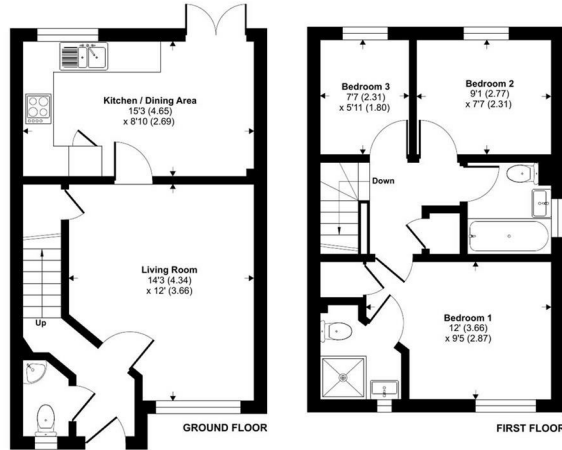
- Entrance Hall
- Good Size Living Room
- Spacious Kitchen/Dining Room
- Cloakroom
- Master Bedroom with En Suite
- 2 Further Bedrooms
- Family Bathroom
- Good Size Landscaped Garden
- Off Road Parking for 2 Cars
- Freehold
- Council Tax Band C
- Remainder of 10 Year NHBC Warranty



Hob Close, Monkton Heathfield, Taunton, TA2

Approximate Area = 730 sq ft / 67.8 sq m

For identification only - Not to scale



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		96
(81-91) B	83	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©rightmove 2023. Produced for Miles Alexander Limited T/A Miles Estate Agents. REF: 1062376



Viewings strictly through the selling agents:

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