

FOR SALE

£240,000 Freehold



28 Knight Close, Monkton Heathfield, Taunton, TA2 8GJ

£240,000
Freehold

- Three Bedroom Semi Detached House
- Family Bathroom, Downstairs WC and Master With En-suite
- Modern Kitchen & Spacious Living Area
- Excellent Condition Throughout
- Low Maintenance Landscaped Rear Garden
- Two Allocated Parking Spaces
- Rental Potential £1250 excluding bills
- No Onward Chain



PROPERTY DESCRIPTION

Newton King are delighted to offer to the market this extremely well presented, semi-detached house located in the heart of Bathpool. The property benefits from two allocated parking spaces and a landscaped rear garden and is offered to the market in excellent decorative order with no onward chain.

In brief the property comprises entrance hall, WC, living room with under stairs cupboard and a fitted kitchen/dining room with integral dishwasher, washing machine and double doors opening on to the rear garden which is laid to patio and astroturf. Upstairs there is a white suite bathroom complete with a shower over the bath and three bedrooms. The master bedroom has a built in cupboard and en-suite shower room, the second a double and the third a single.

Rental Potential £1250pcm excluding bills.

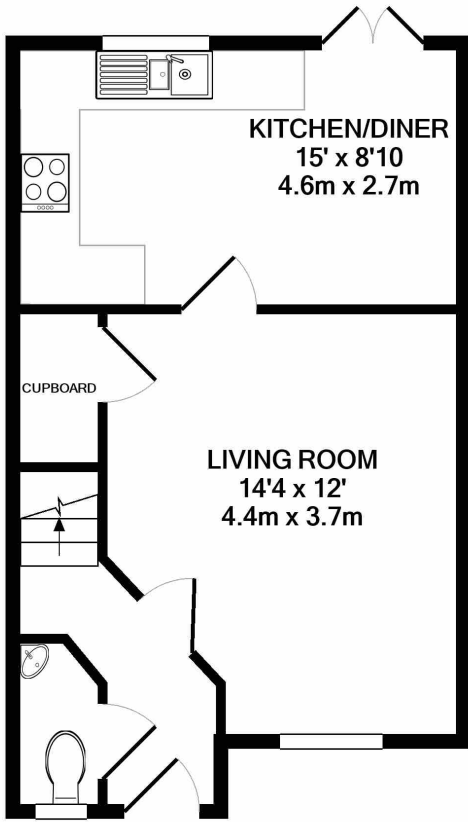
Council Tax Band C, EPC Rating B.

The property is offered to the market with no onward chain and is a must view property, Please contact Newton King to arrange an accompanied viewing between the hours of 9am and 6pm.

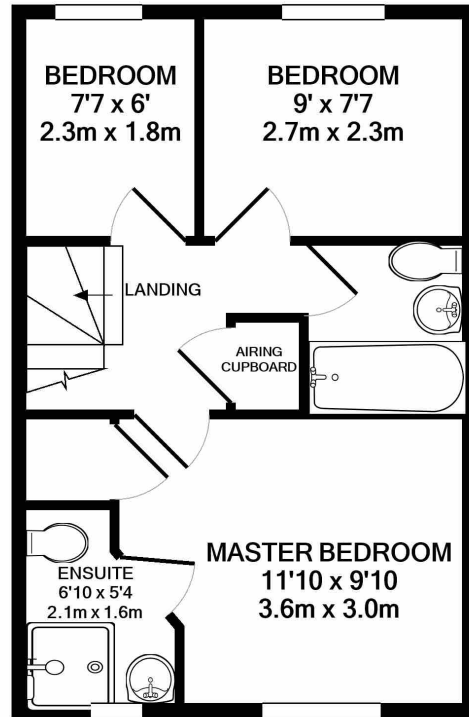




FLOORPLAN & EPC



GROUND FLOOR
APPROX. FLOOR
AREA 364 SQ.FT.
(33.9 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 348 SQ.FT.
(32.4 SQ.M.)

TOTAL APPROX. FLOOR AREA 713 SQ.FT. (66.2 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			95
(81-91) B		82	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Taunton
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