

WARE & CO
estate and letting agents

52 Furs Close, Monkton Heathfield, Taunton, TA2 8GH

£332,500

52 Furs Close

Monkton Heathfield, Taunton

- No onward chain
- Attractive position overlooking a communal green
- Modern three-storey home
- Three bedrooms plus principal ensuite bedroom to second floor
- Spacious living room with garden access
- Well-appointed kitchen/dining room with integrated appliances
- Ground floor cloakroom/WC
- Enclosed rear garden with shed and side access
- Two off-road parking spaces

TOTAL FLOOR AREA 101 sq.m.

TENURE Freehold. There is an estate management charge of £209.10 per annum.

COUNCIL TAX Somerset Council Tax Band D. Charges payable for 2026/27 - £2,704.18.

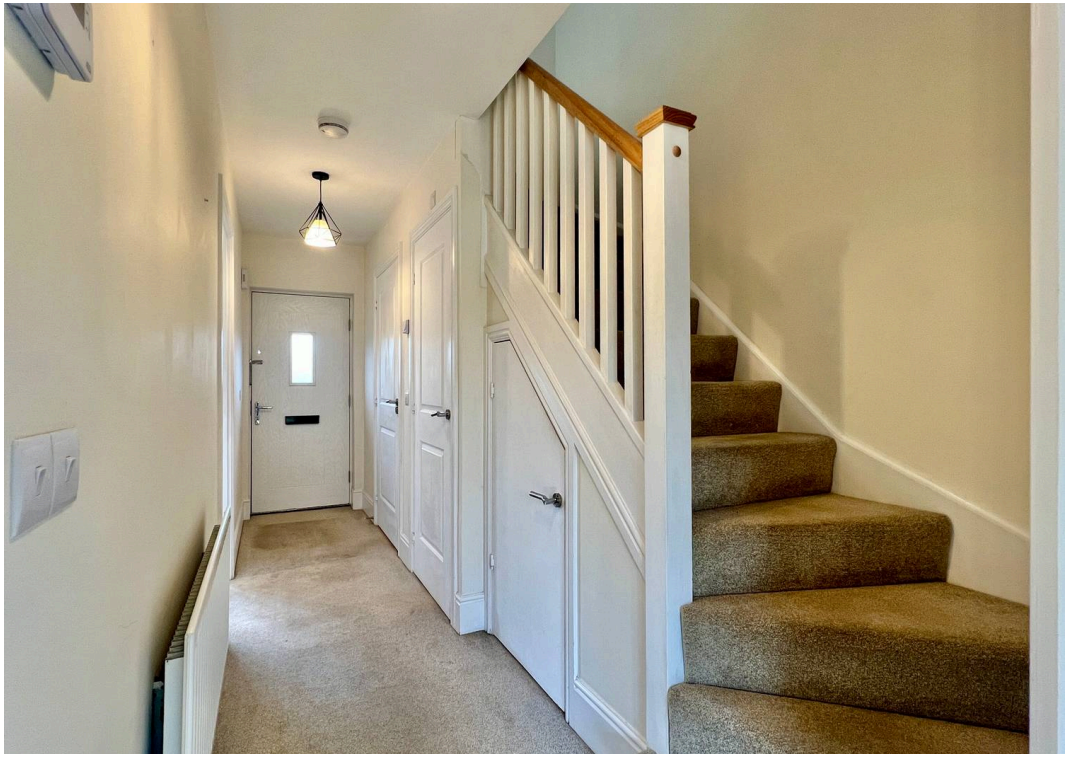
SERVICES Main services of gas, electricity, water and drainage are connected. Broadband speeds of up to 1800mbps are available and variable/good mobile signal across the four main networks (Ofcom).

EPC Energy Efficiency Rating: B











THE ACCOMMODATION

A modern and well-proportioned four-bedroom home arranged over three floors, situated in the ever popular area of Monkton Heathfield. Offered to the market with no onward chain, this property benefits from two off-road parking spaces, an enclosed rear garden, and a thoughtfully designed layout ideal for contemporary living.

The ground floor welcomes you with an entrance hall providing access to a convenient cloakroom/WC and a useful utility cupboard with space and plumbing for a washing machine and additional storage.

To the front, the well-appointed kitchen/dining room is fitted with a range of modern units and integrated appliances including an oven, microwave, fridge/freezer, and hob, offering an excellent space for both everyday living and entertaining.

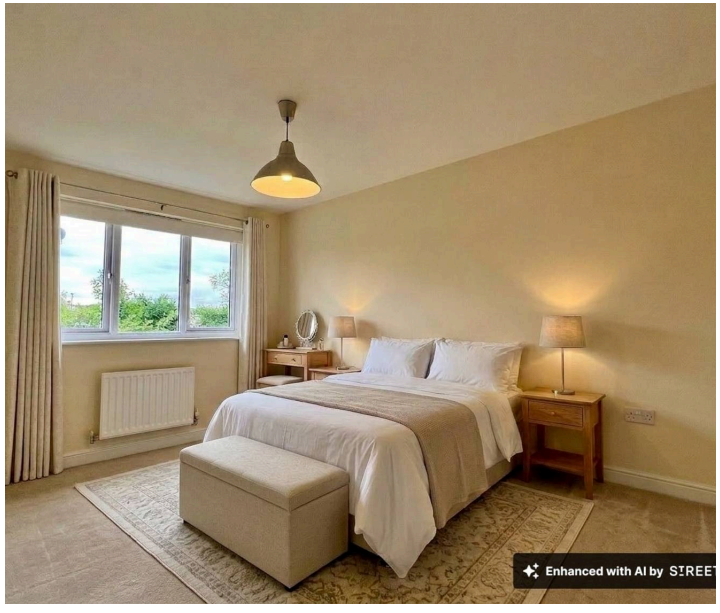
To the rear, the spacious living room enjoys a bright and airy feel, with patio doors opening directly onto the enclosed rear garden, creating a seamless connection between indoor and outdoor space.

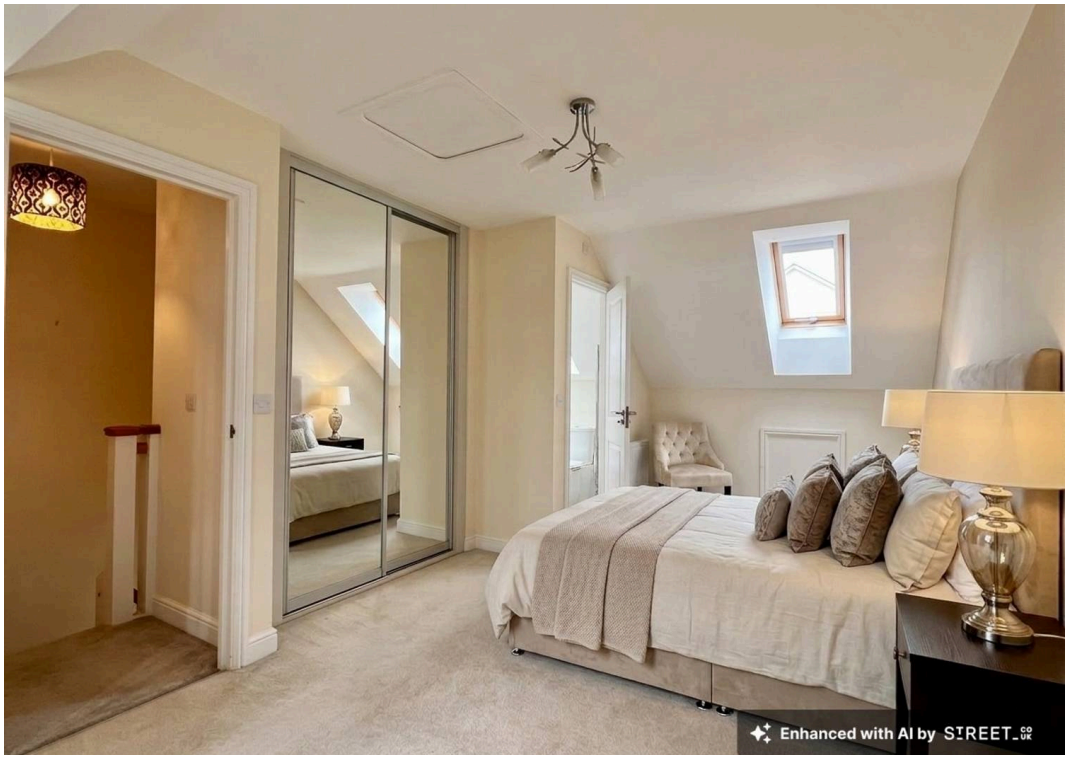
On the first floor, there are three bedrooms along with a family bathroom fitted with a three-piece suite including a shower over the bath.

The second floor is dedicated to the principal bedroom, a generous and private retreat benefitting from fitted wardrobes and its own ensuite shower room.

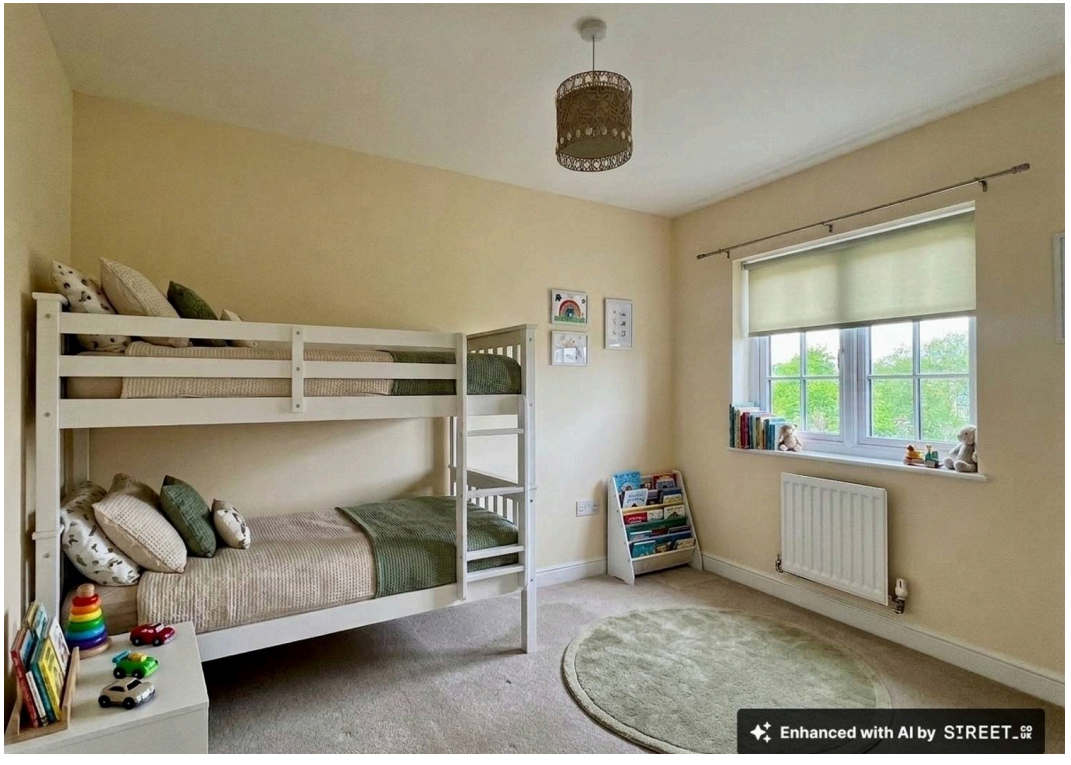







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THE GARDENS

The rear garden is fully enclosed, providing a safe and private outdoor space, ideal for families or entertaining. It includes a garden shed for storage and gated side access.

To the front, the property enjoys an attractive outlook across a communal green, creating a pleasant open aspect and a sense of space rarely found on modern developments. This setting is particularly appealing for families, offering a safe and convenient area for children to play, as well as enhancing natural light and overall kerb appeal. The property also benefits from two off-road parking spaces.

THE AREA

Monkton Heathfield is a highly regarded residential area on the eastern side of Taunton, offering excellent access to local amenities, schools, and transport links. The area is particularly popular with families and professionals due to its convenient access to the M5 motorway (Junction 25), making it ideal for commuting.

Taunton town centre is within easy reach, providing a wide range of shopping, dining, and leisure facilities, as well as mainline rail links to London Paddington. The nearby countryside also offers an abundance of walking and recreational opportunities.

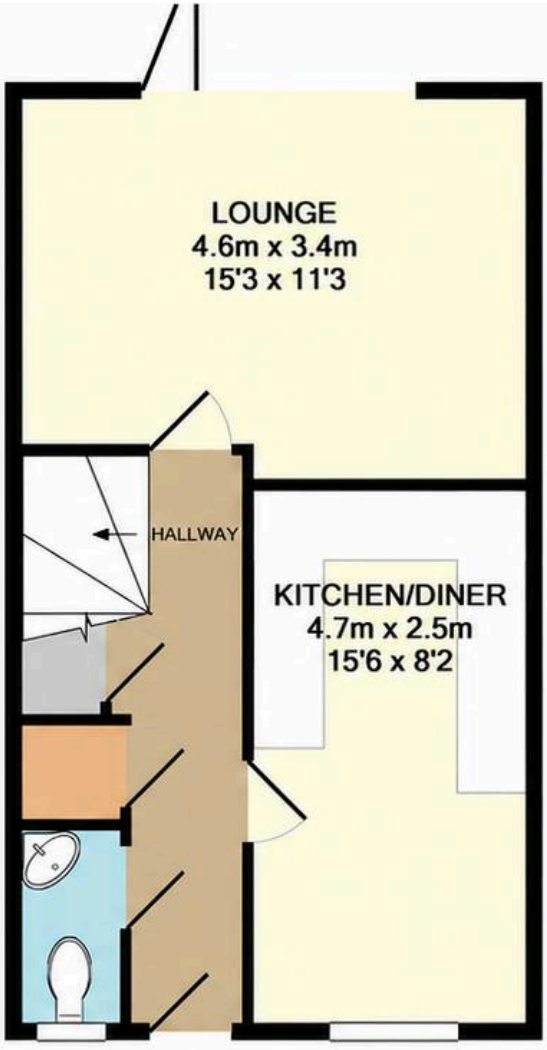
AGENTS NOTE

There is a covenent in the deeds that states you must not park on the plot any caravans or motorhomes, trailers, or commercial vehicles with over 600kg carrying capacity. Please ask for further details.

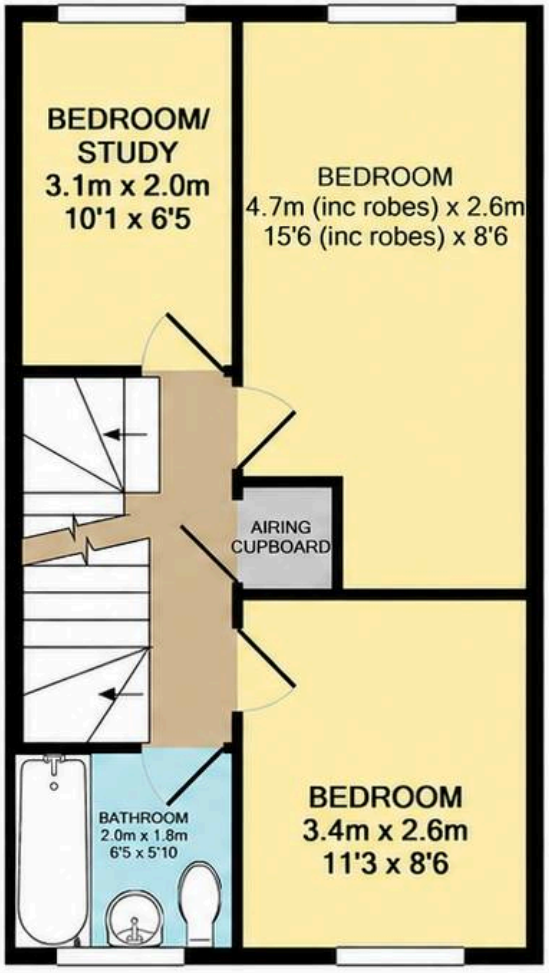




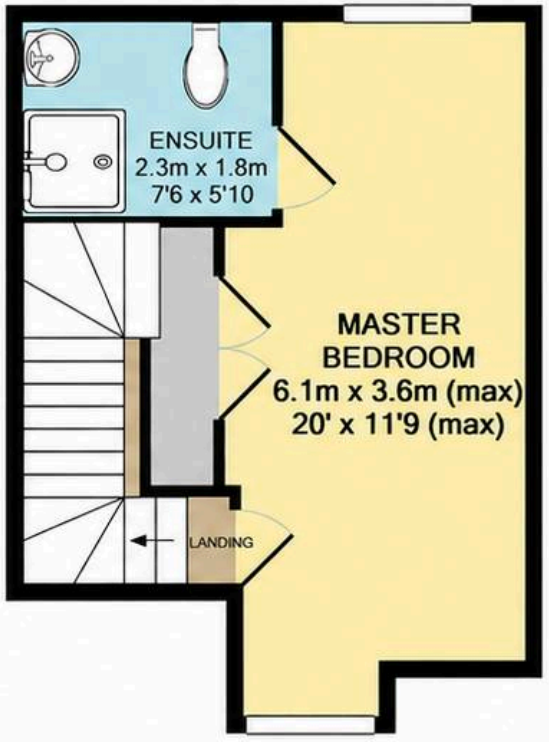




GROUND FLOOR



1ST FLOOR



2ND FLOOR

TOTAL APPROX. FLOOR AREA 103.5 SQ.M. (1114 SQ.FT.)

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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