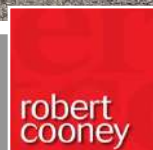




12 Hob Close Monkton Heathfield, Taunton TA2 8GL

£365,000





A well presented 4 bedroomed detached house with enclosed garden to rear, garage and driveway parking for 4 cars situated in this popular area within 3.5 miles of the centre of town.





## Features

- Entrance Hall
- Living Room
- Kitchen / Dining Room with French doors to garden
- Utility Room with door to garden
- Cloakroom
- Master Bedroom with fitted wardrobe and Ensuite Shower Room
- 3 Further Bedrooms, Bedrooms 2 & 3 with fitted wardrobes
- Family Bathroom
  
- Enclosed garden to rear
- Garage and driveway parking for 4 cars
  
- Gas central heating
- Double glazing
- Management charge c.£180 pa to commence once area is adopted
  
- Council tax band D
  
- What3words:  
///modifies.blog.fatter



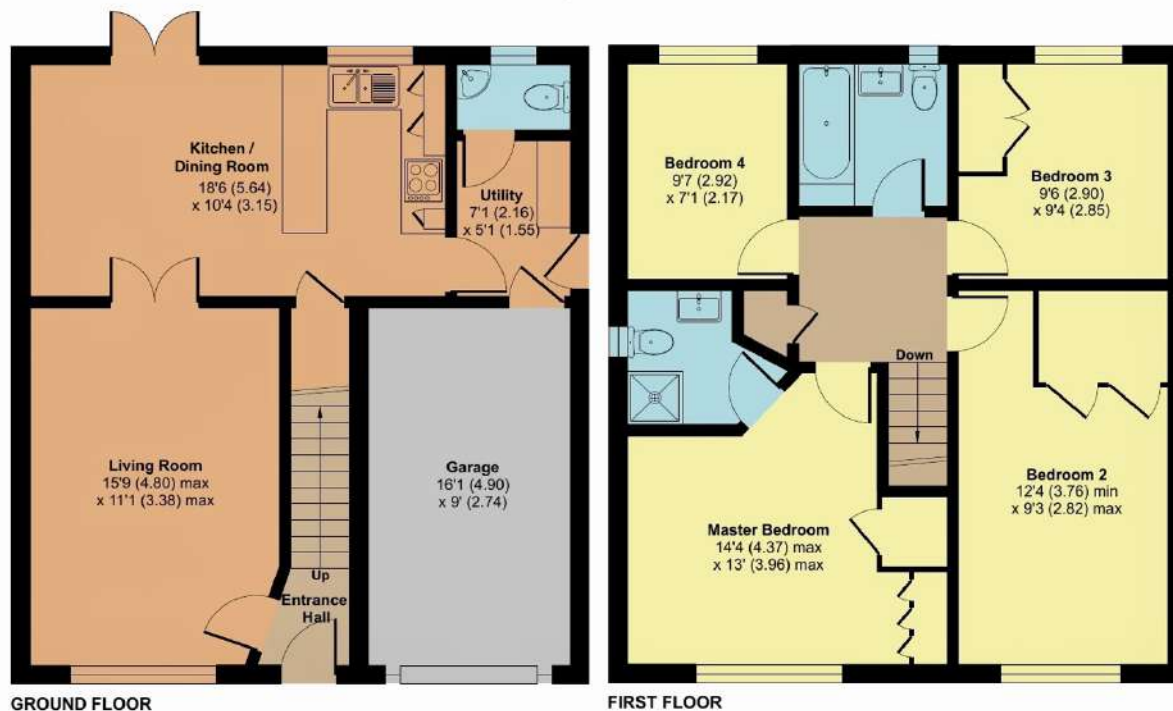
# 12 Hob Close, Monkton Heathfield, Taunton, TA2 8GL

Approximate Area = 1121 sq ft / 104.1 sq m

Garage = 143 sq ft / 13.3 sq m

Total = 1264 sq ft / 117.4 sq m

For identification only - Not to scale



GROUND FLOOR

FIRST FLOOR



Viewing strictly through the selling agents:

**Robert Cooney**

Corporation Street, Taunton,  
Somerset TA1 4AW

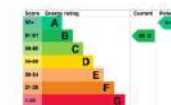
Telephone 01823 230 230

E-mail [taunton@robertcooney.co.uk](mailto:taunton@robertcooney.co.uk)

Website [www.robertcooney.co.uk](http://www.robertcooney.co.uk)



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Robert Cooney. REF: 1131090



For clarification, we wish to inform prospective purchasers that: these particulars are set out as a general outline only for the guidance of intended purchasers, and do not constitute, nor constitute part of, an offer or contract; all descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details, are given without responsibility and any intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them; no person in the employment of Robert Cooney has any authority to make or give any representation or warranty whatever in relation to this property; we have not carried out a detailed survey nor tested the services, appliances and specific fittings.

**robert  
cooney**