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Residential Lettings



Little Chippings, 55 Greenway
Monkton Heathfield, Taunton, TA2 8NQ

A spacious and well presented detached bungalow, situated in the sought after village of Monkton Heathfield.

- Entrance hall • Sitting room and study • Kitchen/breakfast room and utility • Four bedrooms (master en suite) • Family bathroom • Substantial conservatory • Garage and office • Landscaped gardens to the front and rear • •

guide price £439,950

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Situation

Greenway is located off of Meadway and is conveniently located in a highly favoured village close to The Quantock Hills, an Area Of Outstanding Natural Beauty. 1 mile away is the picture postcard village of Cheddon Fitzpaine leading onto the famous historic gardens of Hestercombe House. Monkton Heathfield is popular with many families opting to place their children in the highly respected Heathfield Community School. There is also a primary school, general store and village Inn. Taunton, the County Town of Somerset, has many excellent facilities including educational, sporting and cultural facilities and provides easy access to the M5 motorway at Junction 25. There is also a mainline railway link to the rest of the country, including regular services to the London Paddington in less than 2 hours.

Description

Little Chippings is a superbly presented and well proportioned detached village bungalow, which is being offered to the market place with no onward chain. The bungalow has been extended over the years and now provides spacious accommodation.

Accommodation

A covered entrance porch with a door to the entrance hallway, which provides access to the reception rooms and bedrooms. The sitting room includes an open fireplace with exposed stone chimney breast, a hearth and inset wood burning stove. There are double doors leading through to a study with a window to the side and double doors open into a substantial double glazed conservatory with oak flooring and doors leading to the landscaped garden. There is a separate door leading to the garage. The kitchen is fitted with a range of matching cherry wood wall and base units with granite worktops, inset single draining sink and a Range cooker with a stainless steel extractor hood over. There is a built in dresser unit, plumbing and space for a dishwasher and

double glazed windows to the side. A door leads through to the separate utility room, which includes a range of units to match the kitchen with plumbing and space for a washing machine and tumble drier and door to outside. A further door also leads to the airing cupboard with the hot water tank and wooden shelving. The master bedroom is fitted with built in bedroom furniture, which incorporates a range of built in wardrobes, draw units and a double glazed bay window overlooking the front. A door leads to the en suite with a panelled bath with a shower attachment, low level WC and wash hand basin. There are three further bedrooms and a family bathroom suite, which includes a panelled bath, WC and wash hand basin.

Outside

Little Chippings is approached via a tarmac driveway with a large parking and turning area to the front with an area of garden laid to gravel for ease of maintenance. The gardens are enclosed by mature laurel hedging and enjoy a good degree of privacy. There is access along the side of the bungalow to the attached single garage, which has an up and over door and to the rear of the garage is a separate office. To the rear of the property is an enclosed garden, which is mainly laid to lawn with established trees, hedges and beds. There is a summer house, shed and patio providing a private seating space.

Services

Mains electric, gas, water and drainage.

Directions

From Taunton proceed on the A38, at the roundabout go straight over the O-bridge viaduct and at the next roundabout turn right onto the A358. At the next roundabout proceed straight across and continue past the Merry Monk public house, then take the next turning left into Meadway. Continue into Greenway and the property can be found after a short distance on the left hand side.



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92-100) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
68	88
England & Wales	
EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions	
(82-100) A	
(61-81) B	
(50-60) C	
(39-49) D	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO ₂ emissions	
64	88
England & Wales	
EU Directive 2002/91/EC	



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