

# 23 Bilberries Close, Taunton



## 2 bedroom House - End Terrace, yours for £88,000

Nestled in the charming area of Monkton Heathfield, Taunton, this delightful end-terrace house at 23 Bilberries Close features two generously sized bedrooms. This property is ideal for small families, couples, or individuals seeking a peaceful retreat.

One of the standout features of this home is its south-facing garden, which promises plenty of sunshine throughout the day. Additionally, the property benefits from parking for one vehicle, adding to the convenience of living in this lovely neighbourhood.

Don't miss the chance to call this lovely house your home, contact Harriet today for more information!



## Pricing

SHARE EXAMPLE

40% share £88,000

FULL PRICE

£220,000

MONTHLY RENT

£326.57

MONTHLY SERVICE CHARGE

£10.03

## About the home

Welcome to this charming 2-bedroom end terrace house!

Upon entering, you are greeted by a carpeted entrance hall, which leads to a convenient downstairs WC. The spacious carpeted living room is a welcoming space, featuring a TV aerial point and an understairs storage cupboard. The kitchen/diner features laminate flooring and is equipped with an electric hob and oven, alongside ample space for a fridge/freezer and washer/dryer. French doors open out into the south-facing rear garden, offering an ideal spot for outdoor entertaining or relaxation.

Upstairs, both bedrooms are generously sized and carpeted, with Bedroom 1 benefiting from a built-in storage cupboard for added convenience. The main bathroom features laminate flooring and a clean white suite with a shower over the bath.

Outside, the south-facing garden is a delightful space, with a patio area and a lawn, perfect for enjoying the sunshine. Additionally, the property includes one allocated parking space, providing off-road parking for your convenience.

## Other bits to note

One allocated parking space.

Council tax banding: C

Remaining lease term: 120 years

Entrance hall: 2.40m x 1.12m  
Downstairs WC: 1.75m x 0.97m  
Living room: 4.43m x 3.72m  
Kitchen/diner: 4.73m x 2.76m  
Bathroom: 1.83m x 1.75m  
Bedroom 1: 4.73m x 2.95m  
Bedroom 2: 4.73m x 2.36m  
Rear garden: 8.00m x 6.10m

\*While we endeavour to make our sales particulars fair, accurate and reliable they are only a general guide to the property. Room dimensions and property details have been supplied to us by the current vendor so are for indication purposes only. Accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property. Shared ownership homes are bought as leasehold properties, for more information speak to our team. Service charges and rent payable on the unsold equity of this property will be reviewed annually with any changes coming into effect on the 1st April each year. Your home may be at risk of repossession if you don't maintain your mortgage and rental payments.



Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>			(81-91) <b>A</b>		
(81-91) <b>B</b>			(69-80) <b>C</b>		
(69-80) <b>C</b>			(55-68) <b>D</b>		
(55-68) <b>D</b>			(39-54) <b>E</b>		
(39-54) <b>E</b>			(21-38) <b>F</b>		
(21-38) <b>F</b>			(1-20) <b>G</b>		
(1-20) <b>G</b>			Not environmentally friendly - higher CO <sub>2</sub> emissions		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		
England & Wales			England & Wales		

For more details or to book a viewing please contact Harriet Dwipayana:

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