



11 Reeves Close

Bathpool, TA2 8FU

OIEO £250,000 Freehold



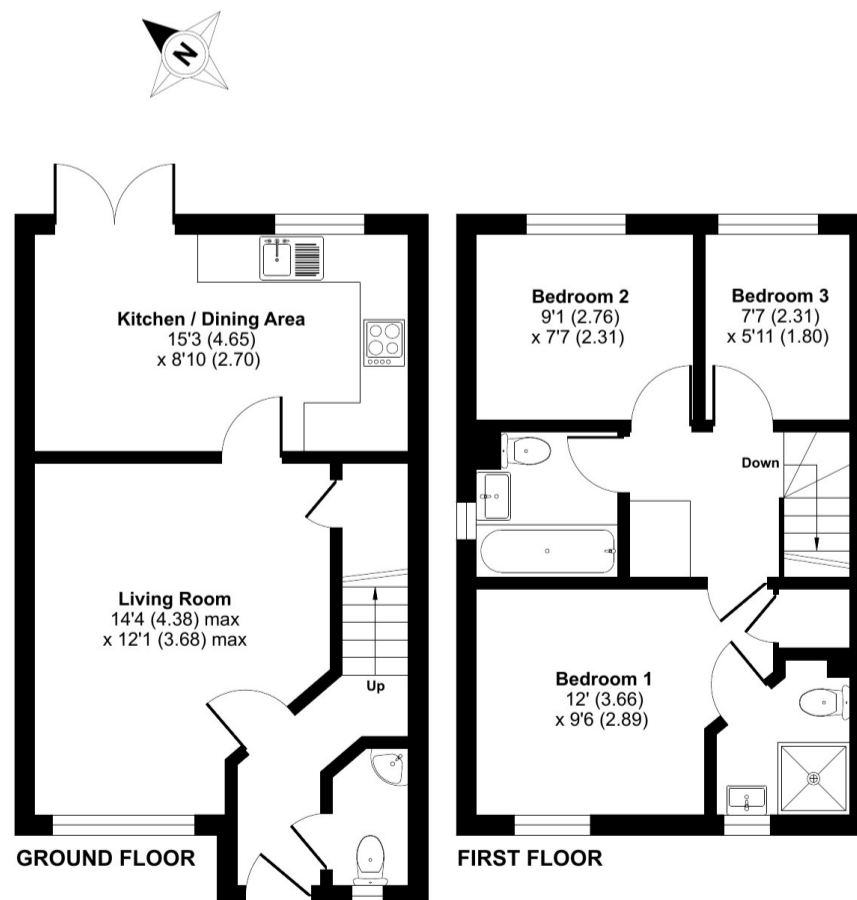
**Wilkie May
& Tuckwood**

Floor Plan

Reeves Close, Bathpool, Taunton, TA2

Approximate Area = 744 sq ft / 69.1 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © rchecom 2024. Produced for JREA Ltd TA Wilkie May & Tuckwood, Taunton. REF: 1150844

Description

This three bedroom, end of terrace family home is situated in a cul-de-sac position on a popular modern estate and benefits from a rear garden which has been landscaped.

The property is warmed via a gas fired central heating system and is uPVC double glazed throughout. To the front of the property there are two allocated off-road parking spaces.

The property is within walking distance of a primary school and several green spaces that include equipped childrens play areas.

- Three Bedrooms
- End Of Terrace House
- Two Off-Road Parking Spaces
- Landscaped Rear Garden
- uPVC Double Glazing
- Gas Fired Central Heating
- Constructed In 2017
- No Onward Chain



The accommodation is arranged over two floors and comprises in brief; double glazed front door leading into an entrance hallway with stairs rising to the first floor and access into the cloakroom and living room. The useful ground floor cloakroom comprises low level wc, wash hand basin and obscured double glazed window to the front. The living room has a good size understairs storage cupboard, door into the kitchen and uPVC double glazed window to the front. The kitchen/dining room offers a selection of matching wall mounted and base storage units with roll edge work surfaces, stainless steel sink with hot and cold mixer tap, integrated oven with gas hob and extractor fan above, space and plumbing for a washing machine, space and plumbing for a fridge/freezer.

On the first floor there are three bedrooms (bedroom one having the benefit of a storage cupboard as well as an en-suite shower room with low level wc, wash hand basin and shower cubicle). The accommodation is completed with a family bathroom comprising low level wc, wash hand basin and panelled bath. Externally, the rear garden is laid predominantly to lawn and patio with raised flower beds and a useful timber shed. To the front of the property there is off-road parking for two vehicles.

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GENERAL REMARKS AND STIPULATIONS:

Tenure: The property is offered for sale freehold by private treaty with vacant possession on completion.

Services: Mains water with meter, mains electricity, mains drainage, gas fired central heating.

Local Authority: Somerset Council, County Hall, The Crescent, Taunton, Somerset, TA1 4DY

Property Location: w3w.co/debating.lightbulb.juggled

Council Tax Band: C

Broadband Availability: Ultrafast with up to 1000 Mbps download speed and 220 Mbps upload speed.

Mobile Phone Coverage: Indoor—voice & data likely available with EE. Outdoor—voice & data likely available with EE, Three, O2 & Vodafone.

Flood Risk: Rivers & Sea—very low. Surface water—very low.

Agents Note: There is no management company for this property at the moment but we understand that one will be set up at a later stage.

IMPORTANT NOTICE Wilkie May & Tuckwood for themselves and for the vendors of the property, whose agents they are, give notice that: 1. the particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchaser and do not constitute part of an offer or contract. Prospective purchasers and lessees ought to seek their own professional advice.

2. All descriptions, dimensions, areas, reference to condition and necessary permissions for use and occupation and other details are given in good faith, and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 3. No person in the employment of Wilkie May & Tuckwood has any authority to make or give any representations or warranty

whatever in relation to this property on behalf of Wilkie May & Tuckwood, nor enter into any contract on behalf of the vendor. 4. No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties which have been sold, let or withdrawn. Photographs taken and details prepared July 2024. MEASUREMENTS AND OTHER INFORMATION All measurements are approximate and have been taken by Nichecom. While we endeavour to make our sales particular accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information with you.

Code of Practice for Residential Estate Agents: Effective from 1 August 2011:

'8. Financial Evaluation 8a At the time that an offer has been made and is being considered by the seller, you must take reasonable steps to find out from the prospective buyer the source and availability of his funds for buying the property and pass this information to the seller. Such information will include whether the prospective buyer needs to sell a property, requires a mortgage, claims to be a cash buyer or any combination of these. Such relevant information that is available should be included in the Memorandum of Sale having regard to the provisions of the Data Protection Act.8b These reasonable steps must continue after acceptance of the offer until exchange of contracts (in Scotland, conclusion of missives) and must include regular monitoring of the prospective buyer's progress in achieving the funds required, and reporting such progress to the seller.

The agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for their purpose. A Buyer is advised to obtain verification from their solicitor or surveyor. References to the Tenure of the Property are based on information supplied by the Seller. The agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor.



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