



FOR SALE

Guide Price £335,000

Reeves Close,



Reeves Close, Taunton

A beautifully presented 3 bedroom 1 being en-suite detached family home, boasting a sitting room, a lovely kitchen/dining room, cloakroom, utility room, family bathroom, double glazing, gas central heating, parking, garage and a fully enclosed low maintenance garden, the property is situated in a much sought-after location.





Accommodation
Front door opening to:-

Entrance Hall
With stairs to the first floor accommodation,
radiator, ceiling light, doors to:-

Sitting Room
c.18'5 x 10'3 (5.61m x 3.12m)
With a double glazed window to the front aspect,
double glazed patio doors to the garden, 2
radiators, a feature electric fireplace, ceiling light.

Kitchen/Dining Room
c.18'5 x 9'3 (5.61m x 2.81m)
With a double glazed window to the front aspect
and 2 further double glazed windows to the side
aspect, fitted units comprising both floor and wall
mounted storage cupboards and drawers, with
working surfaces incorporating a single bowl
single drainer stainless steel sink unit with mixer
tap, space and plumbing for a dishwasher, built-in
electric oven and 4 ring gas hob with extractor
cooker hood over, breakfast bar, radiator, 2 ceiling
lights, door to:-





Utility Room

c.6'3 x 5'3 (1.90m x 1.60m)

With a double glazed door to the rear garden, floor and wall mounted storage cupboards, working surfaces, space and plumbing for a washing machine, wall mounted gas boiler for the hot water and central heating, ceiling light, door to:-

Cloakroom

With a wash hand basin, close coupled WC, ceiling light.

Landing

With a double glazed window to the rear elevation, ceiling light, airing cupboard, doors to:-

Bedroom 1

c.18'5max x 10'4 max (5.61m x 3.14m)

With double glazed windows to both front and side elevations, 2 radiator, built-in wardrobes, 2 ceiling lights, door to:-

En-Suite Shower Room

With a double glazed window to the front elevation, a suite comprising of a shower cubicle, wash hand basin, close coupled WC, tiling to splash prone areas, shaver socket, radiator, ceiling light.





Bedroom 2
c.10'7 x 8'5 (3.22m x 2.56m)
With a double glazed window to the front elevation, radiator, built-in wardrobe, ceiling light.

Bedroom 3
c.9'2 x 7'7 (2.79m x 2.31m)
With a double glazed window to the side elevation, radiator, ceiling light.

Family Bathroom
With a double glazed window to the front elevation, a suite comprising of a bath with electric shower over, pedestal wash hand basin, close coupled WC, shaver socket, tiling to splash prone areas, radiator, ceiling light.



Outside

There is a detached garage with up and over door and driveway to the side, power and lighting, the garden is fully enclosed and laid to a gravel and patio, with side access gate and a personal door to the garage.

Construction :- Brick under a tiled roof

Council Tax Band :- D

Primary School Catchment :- West Monkton C of E

Secondary School Catchment :- Heathfield School





Directions

From Taunton head out towards junction 25 of the M5, at the Creech Castle traffic lights turn left and continue through Bathpool, at the roundabout take the 2nd exit and continue into Heathfield Park, at the roundabout take the 2nd exit, at the next 2 roundabouts take the 1st exits, proceed along the road and Reeves Close will be found on the left hand side.

Please note the following:

While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you please contact us and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.

Measurements These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

Services Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

To ensure the purchase of your property moves ahead as quickly as possible we may refer the conveyancing work for you, and/or the vendor, if required to a conveyancing firm. We may also refer you to a financial advisor if so required. A commission may be paid to the agent by a 3rd party for this.

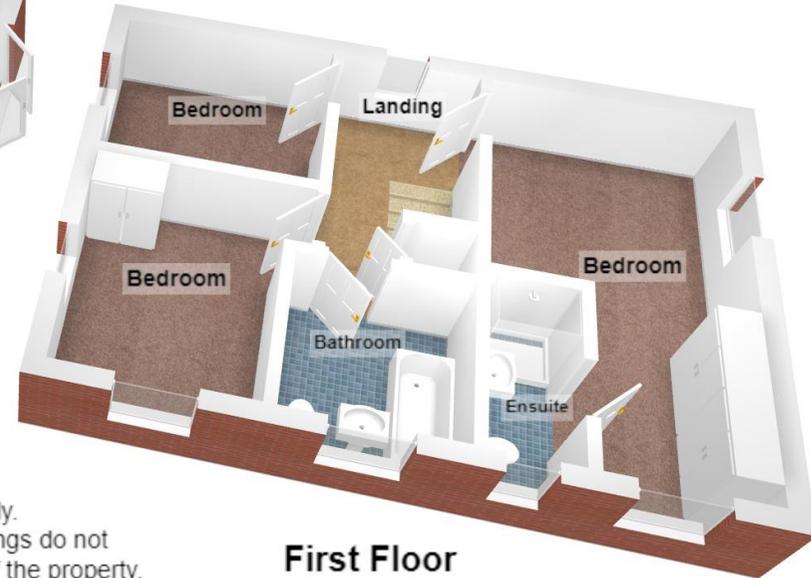
THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER THE SOLE TRADER TRADING AS TRG LAWRENCE & SON NOR ANY OF THEIR EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.

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

Reeves Close, Taunton



Ground Floor



First Floor

For illustration only.
Decoration, fixtures & fittings do not
represent the current state of the property.
Dimensions are approximate & not to scale.
No responsibility is taken for any errors or
omissions.

Viewing strictly by appointment call 01823 336 103

Monday - Friday 9.00am - 5.30pm
Saturday 9.00am - 4.00pm

TRG Lawrence & Son, 4 Station Road, Taunton, Somerset TA1 1NH

www.trglawrenceandson.co.uk

Please respect the sellers privacy and do not make an approach by knocking on the door.



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& Son