



2 Reeves Close, Taunton, TA2 8FU

Introducing a beautifully proportioned contemporary detached house, constructed by Persimmon Homes approximately eight years ago. This property is situated in the highly desirable Heathfield Gardens development, located on the northeast side of Taunton, just under four miles from the town center. Reeves Close is a charming cul-de-sac, conveniently located near a local park featuring a fantastic children's playground. The living space is spread over two levels. Upon entering, you'll find a welcoming hallway that leads to the first floor via a staircase. To the right, you'll be greeted by a spacious dual-aspect lounge, complete with French doors that open to the side garden. The modern fitted kitchen and dining area also boast dual-aspect windows, ensuring an abundance of natural light flows throughout. Adjacent to the kitchen are a practical utility room and a cloakroom. On the first floor, the main bedroom offers ample space, complete with a dressing area featuring built-in wardrobes and an ensuite shower room. Two additional bedrooms and a family bathroom complete the level. The house is equipped with double glazing and gas central heating for your comfort. Outside, you'll find a garage and a driveway, along with a pleasantly sized, low-maintenance landscaped side garden.

Key Features

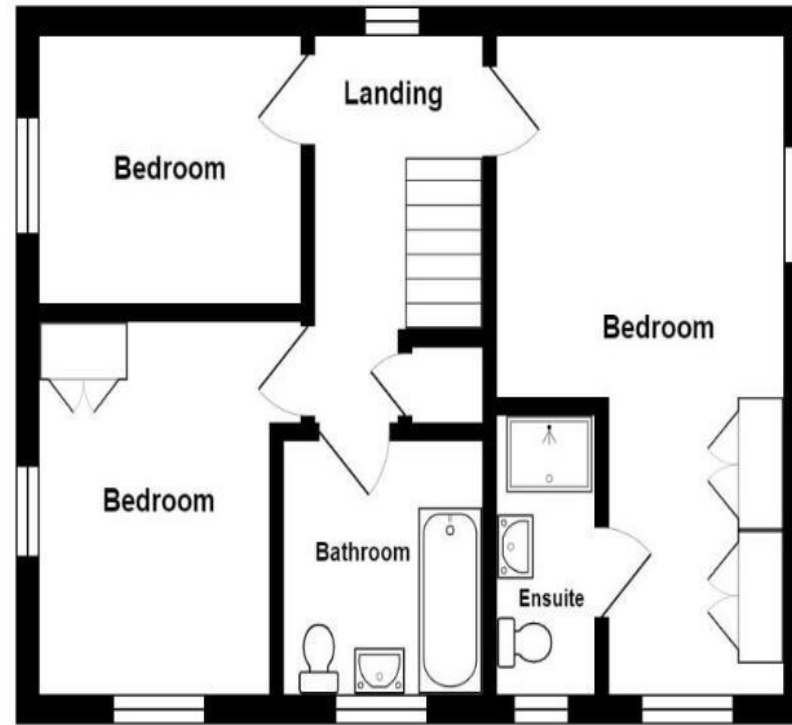
- A modern detached house
- Large, low maintenance garden
- Garage and driveway
- Dual aspect lounge
- Modern kitchen/dining room
- Double glazing and gas central heating
- 3 bedroom
- 2 bathrooms and a ground floor cloakroom/WC
- Close to a local park equipped with a lovely children's play park area
- No chain







Ground Floor



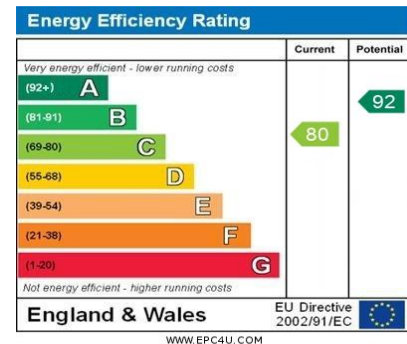
First Floor

Tenure: Freehold

Tax band: D

Property Location:
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Services: The property is connected to mains sewerage, water, electricity and gas.



Part A - Please note some of the information will require you looking these details up online provided in the National Trading Standards Material Information in Property Listing (sales) document V1.0 November 2023

Council Tax / Domestic Rates	D
Asking price	£325,000
Tenure*	Freehold

Part B - Please note some of the information will require you looking these details up online provided in the National Trading Standards Material Information in Property Listing (sales) document V1.0 November 2023

Property type	Detached house
Property construction	2017
Number and types of room	As per floorplan
Electricity supply	Mains electricity
Water supply	Mains water
Sewerage	Mains sewerage
Heating	Gas heating
Broadband	https://checker.ofcom.org.uk/ FTTP (fibre to the premises)
Mobile signal/coverage	https://checker.ofcom.org.uk/ Voice & data likely on EE
Parking	https://www.somerset.gov.uk/roads-travel-and-parking/residential-parking-permits/

Part C - Please note some of the information will require you looking these details up online provided in the National Trading Standards Material Information in Property Listing (sales) document V1.0 November 2023

Building safety	Nothing stated on the sellers PIQ form
Restrictions	Nothing stated on the sellers PIQ form
Rights and easements	Nothing stated on the sellers PIQ form
Flood risk	https://www.gov.uk/request-flooding-history
Coastal erosion risk	https://www.gov.uk/check-coastal-erosion-management-in-your-area
Planning permission	Nothing stated on the sellers PIQ form
Accessibility/adaptations	Nothing stated on the sellers PIQ form
Coalfield or mining area	https://www.gov.uk/check-if-property-is-affected-by-coal-mining
Energy Performance Certificate (EPC)*	C
Including detail of any inescapable costs	£180 per year for local maintenance for Redrow Services limited not currently being collected. 30/10/2024



Wilson's has not inspected or tested any equipment, fixtures, fittings, or services within the property, and cannot confirm their working condition or suitability. We recommend you consult a Solicitor or Surveyor to verify the condition and functionality. Information regarding tenure is obtained by Land Registry, we advise that you obtain verification from your Solicitor. Items depicted in photographs are not included in the sale. The property is sold subject to rights of way, public footpaths, easements, wayleaves, covenants, and any matters that may affect the legal title. We have not verified the property's structural integrity, ownership, tenure, acreages, estimated square footage or planning/building regulations. Prospective purchasers are advised to seek validation of all the above matters prior to expressing any formal intent to purchase. Wilson's routinely refer buyers and sellers to local solicitors for conveyancing services and mortgage advisors for mortgage and protection advice. It is your decision whether to use these services. We receive a payment benefit for referring clients of no more than £250 per case. Once an offer is accepted by our client, an Administration Fee of £20 + VAT (£24) per buyer will be required for us to process the necessary checks relating to our compliance and Anti-money laundering obligations. This is a non-refundable payment and cannot be returned.