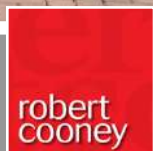




2 Whitney Close Ilminster TA19 9QP

Offers in Excess of £350,000





Enjoying a prominent setting within this sought-after contemporary development by respected regional housebuilder Summerfield Homes, this well-presented 3 bedroomed detached residence features an enclosed rear garden, garage and driveway parking. No onward chain.



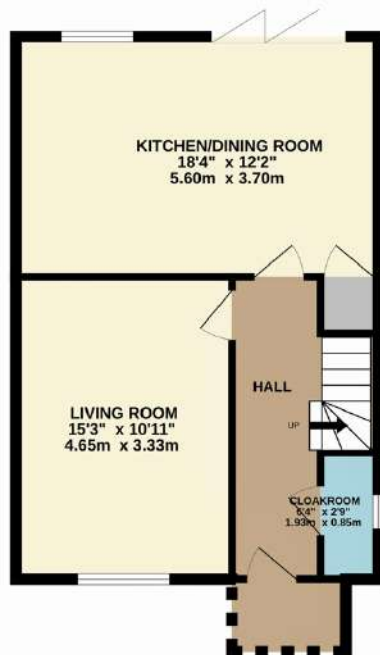


Features

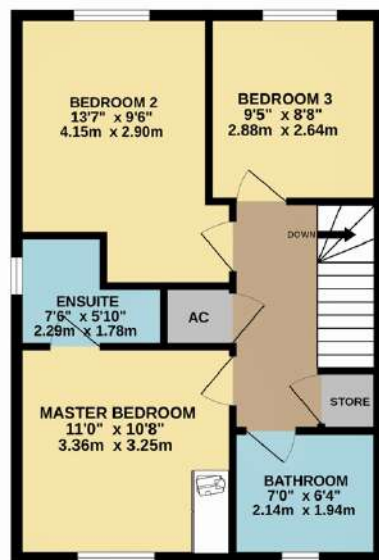
- Entrance Hall
- Living Room
- Kitchen / Dining Room with bi-fold doors to garden
- Cloakroom
- Master Bedroom with fitted wardrobe and Ensuite Shower Room
- 2 further Bedrooms
- Family bathroom
- Enclosed garden to rear
- Garage and driveway parking
- Double glazing
- Air source heat pump
- Underfloor heating
- 10 year NHBC warranty
- Management charge TBC
- Council tax band TBC
- What3words:
///ballots.blocking.triangles
- CGI's have been used to represent the potential internal furnishings



GROUND FLOOR
525 sq.ft. (48.8 sq.m.) approx.



1ST FLOOR
698 sq.ft. (64.8 sq.m.) approx.



TOTAL FLOOR AREA : 1223 sq.ft. (113.7 sq.m.) approx. (Including Garage)

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Viewing strictly through the selling agents:

Robert Cooney

Corporation Street, Taunton,
Somerset TA1 4AW

Telephone 01823 230 230

E-mail taunton@robertcooney.co.uk

Website www.robertcooney.co.uk



For clarification, we wish to inform prospective purchasers that: these particulars are set out as a general outline only for the guidance of intended purchasers, and do not constitute, nor constitute part of, an offer or contract; all descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details, are given without responsibility and any intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them; no person in the employment of Robert Cooney has any authority to make or give any representation or warranty whatever in relation to this property; we have not carried out a detailed survey nor tested the services, appliances and specific fittings.

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cooney**