



GIBBINS RICHARDS 

15 Reeves Close, Monkton Heathfield, Taunton TA2 8FU

£235,000

GIBBINS RICHARDS   
Making home moves happen

A three bed terrace home located on the edge of the popular Monkton Heathfield development. The well presented accommodation consists of; entrance hall, cloakroom, sitting room, kitchen/diner, three bedrooms with en-suite shower room to the master bedroom and a separate family bathroom. Externally the property benefits from allocated parking for two vehicles and an enclosed rear garden.

Tenure: Freehold / Energy Rating: B / Council Tax Band: C

This three bed terrace home was constructed in 2017 by Persimmon Homes and still has the remainder of the NHBC guarantee. The property is located in a cul-de-sac position on the edge of the development in Bathpool, which is within easy walking distance of both primary and secondary schools, whilst the town centre is just over two miles distant and provides access to the intercity mainline railway station. The M5 motorway at junction 25 is easily accessible.

THREE BEDROOMS (EN-SUITE TO THE MASTER)  
KITCHEN/DINER  
CLOAKROOM  
ENCLOSED REAR GARDEN  
ALLOCATED PARKING  
REMAINING NHBC WARRANTY  
CUL-DE-SAC POSITION

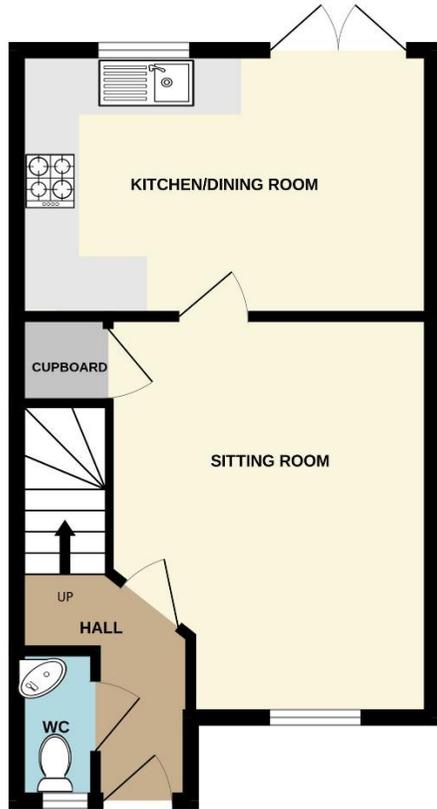




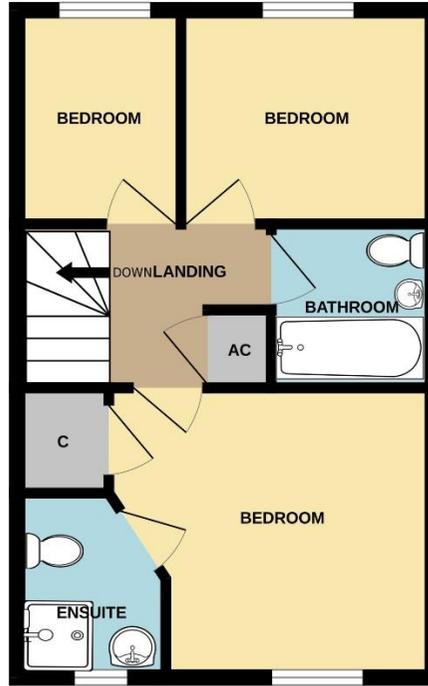
Entrance Hall	Stairs to first floor.
Cloakroom	5' 0" x 3' 0" (1.52m x 0.91m)
Sitting Room	14' 0" (narrowing to 8') x 11' 11" (narrowing to 7') (4.26m x 3.63m)
Kitchen/Diner	15' 0" x 8' 10" (4.57m x 2.69m)
First Floor Landing	Access to loft space. Storage cupboard.
Bedroom 1	11' 10" (narrowing to 9') x 9' 0" (3.60m x 2.74m)
En-suite Shower Room	6' 0" x 5' 0" (1.83m x 1.52m)
Bedroom 2	8' 11" x 7' 0" (2.72m x 2.13m)
Bedroom 3	7' 0" x 6' 0" (2.13m x 1.83m)
Bathroom	5' 10" x 5' 10" (1.78m x 1.78m)
Outside	Allocated parking for two vehicles. Enclosed rear garden.



GROUND FLOOR  
381 sq.ft. (35.4 sq.m.) approx.



1ST FLOOR  
362 sq.ft. (33.7 sq.m.) approx.



TOTAL FLOOR AREA : 744 sq.ft. (69.1 sq.m.) approx.

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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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 the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a 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.

Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.



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