



GIBBINS RICHARDS 
Making home moves happen

28 Fields End, Hillyfields, Taunton TA1 2LU

£375,000

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A well-presented three-bedroom detached home situated within a sought-after modern development. The ground floor accommodation comprises an entrance hall, cloakroom, sitting room, a kitchen/dining area, and a bright sunroom. Upstairs, there are three bedrooms, including a main bedroom with an en-suite shower room, along with a separate family bathroom. Outside, the property benefits from an enclosed, low-maintenance rear garden, a single garage, and off-road parking secured behind wooden gates.

Tenure: Freehold / Energy Rating: / Council Tax Band: E

Fields End is part of the Hillyfields development, located to the south of Taunton town centre and built in 2000 by the award-winning builders C.G. Fry & Son. The area is conveniently situated close to the amenities of Upper Holway, including the Spa convenience store and Warwick House Medical Centre. Nearby educational institutions include King's School, Bishop Fox's School, and Richard Huish College, with Taunton town centre just over 1 mile away.

DETACHED HOME
THREE BEDROOMS
EN-SUITE SHOWER ROOM
CLOAKROOM
LOW MAINTENANCE REAR GARDEN
SINGLE GARAGE
PARKING BEHIND SECURE WOODEN GATES
CONSTRUCTED IN 2000
SUN ROOM
NEAR A RANGE OF AMENITIES

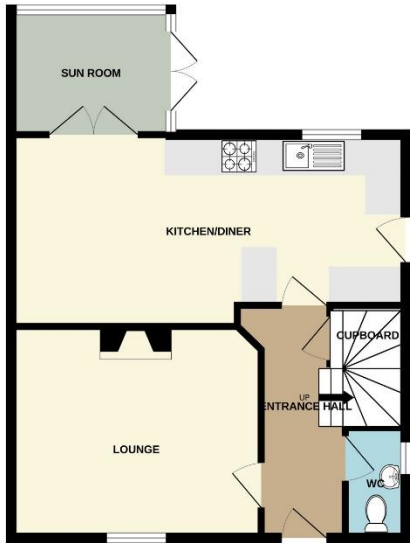




Entrance Hall	Stairs leading to the first floor.
Cloakroom	
Sitting Room	13' 9" x 11' 8" (4.19m x 3.55m) Fireplace with gas fire.
Kitchen/Diner	23' 0" x 10' 6" (7.01m x 3.20m) maximum. Door to the rear garden. Gas fired boiler.
Sun Room	9' 0" x 7' 0" (2.74m x 2.13m) Door to the rear garden.
First Floor Landing	Airing cupboard with hot water tank.
Bedroom 1	11' 1" x 10' 6" (3.38m x 3.20m) Wardrobes.
En-suite	6' 2" x 6' 1" (1.88m x 1.85m)
Bedroom 2	13' 7" x 9' 6" (4.14m x 2.89m) Wardrobe.
Bedroom 3	8' 9" x 6' 6" (2.66m x 1.98m)
Bathroom	
Outside	Low maintenance rear garden. Single garage and parking behind secure wooden gates.



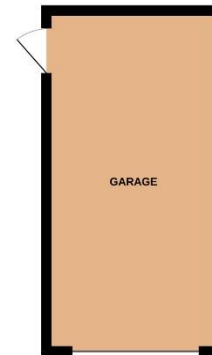
GROUND FLOOR
550 sq.ft. (51.1 sq.m.) approx.



1ST FLOOR
495 sq.ft. (45.9 sq.m.) approx.



GARAGE
185 sq.ft. (17.2 sq.m.) approx.



TOTAL FLOOR AREA : 1230 sq.ft. (114.3 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.



We routinely refer potential sellers and purchasers to a selection of recommended conveyancing firms – both local and national. It is their decision whether to use those services. In making that decision, it should be known that we receive a payment benefit of not more than £200 per transaction.
We routinely refer potential sellers and purchasers to Mortgage Advice Bureau (MAB) for mortgage and protection advice. It's their decision whether to use those services. In making that decision, it should be known that we receive a payment benefit of not more than £250 per case.
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