



GIBBINS RICHARDS 

6 Venn Close, Cotford St. Luke, Taunton TA4 1JQ

£440,000

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Making home moves happen

This five bedroom, well balanced family home can be found in the ever popular village of Cotford St . Luke. The accommodation consists of; welcoming entrance hall, modern kitchen/dining room, utility room, study, cloakroom, sitting room, five bedrooms including en-suite shower room and a family bathroom. Externally the property benefits from a double garage, parking for 4 vehicles and a garden with a lazy lawn.

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

The current owners have upgraded the property since they purchased it in 2017 with new double glazing throughout and a new fitted kitchen with integrated appliances. The property has ample off road parking, double garage with electric up and over door and a lazy lawn garden. Cotford St Luke is a modern village located 6 miles to the west of Taunton and has a general store, public house, primary school, community hall and public transport links to the county town of Taunton.

- 5 BED DETACHED HOME
- DOUBLE GARAGE AND PARKING
- LOCAL AMENITIES
- VILLAGE LOCATION
- EN-SUITE & CLOAKROOM
- UTILITY ROOM
- STUDY
- LOW MAINTENANCE GARDEN
- NEW DOUBLE GLAZING
- GAS CENTRAL HEATING





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Entrance Hall

Kitchen/Diner 23' 0" x 11' 5" (7.01m x 3.48m) Integral dishwasher and food waste disposal sink. Granite work tops.

Utility Room 6' 0" x 6' 0" (1.83m x 1.83m) Housing the combination boiler.

Sitting Room 18' 3" x 12' 2" (5.56m x 3.71m) Bi-fold doors opening to the rear garden.

Study 11' 6" x 7' 4" (3.50m x 2.23m)

Cloakroom 6' 0" x 3' 4" (1.83m x 1.02m)

First Floor Landing

Bedroom 1 13' 1" x 11' 4" (3.98m x 3.45m)

Bedroom 2 10' 6" x 10' 4" (3.20m x 3.15m) Built-in wardrobes.

Bedroom 3 11' 7" x 9' 7" (3.53m x 2.92m)

En-suite

Shower Room 5' 6" x 5' 5" (1.68m x 1.65m)

Bedroom 4 11' 8" x 7' 8" (3.55m x 2.34m)

Bedroom 5 12' 5" x 7' 0" (3.78m x 2.13m)

Family Bathroom 6' 4" x 6' 0" (1.93m x 1.83m) Airing cupboard.

Outside

To the front of the property is a small garden laid to stones with mature hedging. To the rear is a **DOUBLE GARAGE** with electric up and over doors and parking for up to four vehicles. The rear garden has lazy lawn and a hot tub.



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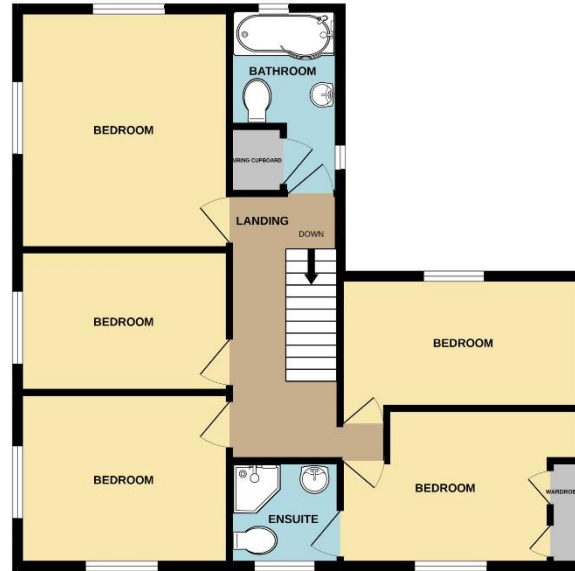


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GROUND FLOOR
749 sq.ft. (69.6 sq.m.) approx.



1ST FLOOR
754 sq.ft. (70.0 sq.m.) approx.



TOTAL FLOOR AREA : 1503 sq.ft. (139.6 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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