



GIBBINS RICHARDS 

34 Graham Way, Cotford St. Luke, Taunton TA4 1JG

£475,000

GIBBINS RICHARDS   
Making home moves happen

A four/five bedroomed detached home located within the village of Cotford St Luke. The property boasts spacious and versatile accommodation over three floors, which consists of; entrance hall, cloakroom, sitting room, dining room, utility and kitchen/breakfast room. To the first floor there are two double bedrooms, both with en-suite shower rooms and a single bedroom/study, to the second floor there are two further double bedrooms and a family bathroom. Externally the property benefits from front and rear gardens, double garage and ample off road parking.

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

The property sits in a prominent position offering a good degree of frontage with a lawned garden to the front of the property and landscaped rear garden with a partially walled garden. Cotford St Luke is a thriving modern village community with amenities including general store, public house/restaurant, primary school, community centre, plenty of well maintained public open spaces and a regular public transport service. The village lies approximately 5 miles to the north west of Taunton.

DETACHED HOME  
FOUR / FIVE BEDROOMS  
ACCOMMODATION ON THREE FLOORS  
CLOAKROOM AND UTILITY  
TWO RECEPTION ROOMS  
TWO EN-SUITE SHOWER ROOMS  
DOUBLE GARAGE  
GOOD LOCAL AMENITIES  
VILLAGE LOCATION





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Entrance Hall Cloakroom	Storage cupboard. Stairs to first floor.
Sitting Room	11' 3" x 19' 4" (3.43m x 5.89m) French doors opening to the rear garden.
Dining Room	10' 11" x 9' 0" (3.32m x 2.74m) (minimum)
Kitchen/ Breakfast Room	17' 2" x 10' 4" (5.23m x 3.15m) maximum
Utility Room	7' 3" x 5' 5" (2.21m x 1.65m) Door opening to the rear garden.
First Floor Landing	
Bedroom 1	11' 7" x 11' 3" (3.53m x 3.43m) (excluding wardrobes) Built-in wardrobes.
En-suite	7' 5" x 5' 6" (2.26m x 1.68m)
Bedroom 2	12' 1" x 10' 6" (3.68m x 3.20m) (excluding wardrobes) Fitted wardrobes.
En-suite	10' 6" x 5' 1" (3.20m x 1.55m)
Bedroom/Study	7' 7" x 6' 10" (2.31m x 2.08m)
Second Floor Landing	
	Airing cupboard.
Bedroom 3	12' 4" x 11' 3" (3.76m x 3.43m) Built-in wardrobes. Eaves storage.
Bedroom 4	12' 4" x 10' 6" (3.76m x 3.20m) Built-in wardrobes. Eaves storage.
Bathroom	8' 8" x 6' 10" (2.64m x 2.08m) maximum
Outside	Front and rear gardens. Double garage with light and power and parking in front.



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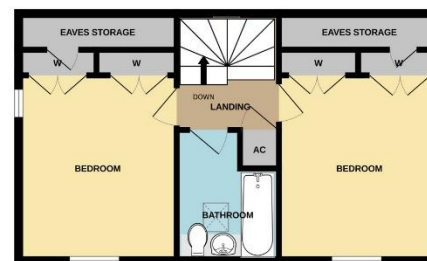
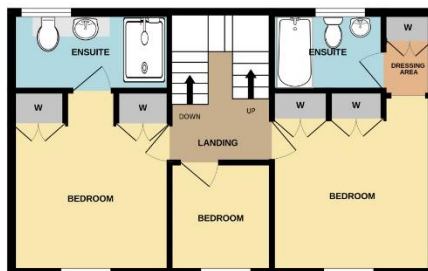
GROUND FLOOR  
661 sq.ft. (61.4 sq.m.) approx.



1ST FLOOR  
485 sq.ft. (45.1 sq.m.) approx.



2ND FLOOR  
462 sq.ft. (42.9 sq.m.) approx.



TOTAL FLOOR AREA : 1608 sq.ft. (149.4 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. Once an offer is accepted by our client, an Administration Fee of £30 + VAT (£36) per buyer will be required in order 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 should a purchase cease to continue. It can be paid via a card machine, or via BACS transfer.

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