



73 Graham Way

Cotford St Luke, Taunton, Somerset, TA4 1JG

James
Gray

ESTATE AGENTS

A handsome and well presented stone faced detached home with many upgrades and improvements, conveniently situated on this popular development, close to good local amenities and with a single garage and off-road parking for 2 cars



Key features

- Entrance hall and cloakroom
- Sitting room with double aspect and doors to garden
- Dining room with opening to Kitchen with door to rear garden
- Bedroom 1 with built-in wardrobes and en suite shower room
- 2 further bedrooms and family bath/shower room
- Gas central heating and double glazing
- Garden with patio and pedestrian door to garage
- Additional parking for 2 cars
- Conveniently situated for good local amenities

Services

All mains services connected.

EPC rating

Band C (72)

Council Tax and Service Charge

Band D







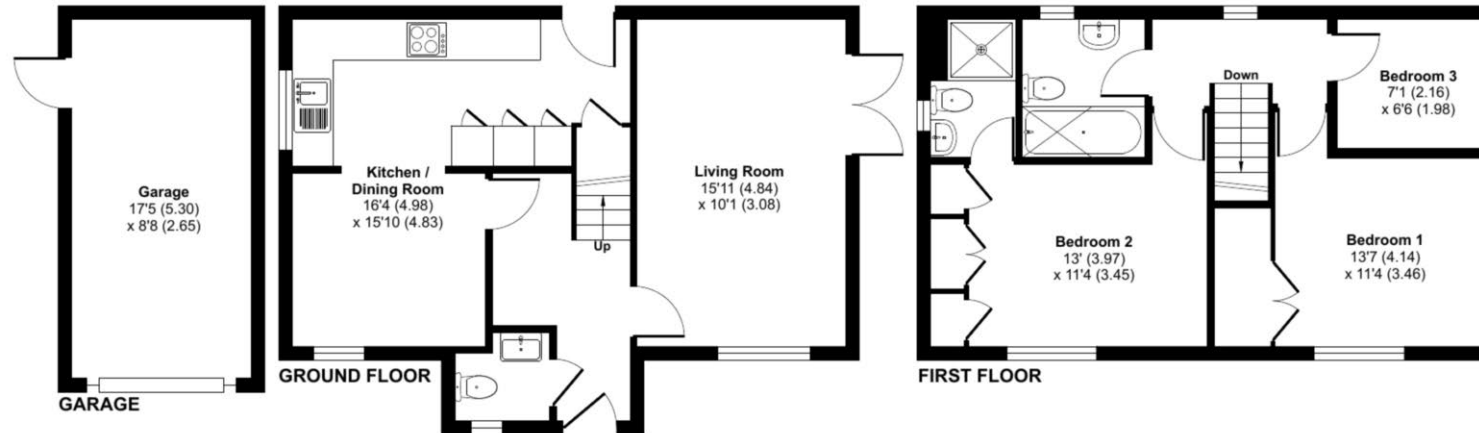
Graham Way, Cotford St. Luke, Taunton, TA4

Approximate Area = 880 sq ft / 81.7 sq m

Garage = 151 sq ft / 14 sq m

Total = 1031 sq ft / 95.7 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nlchecom 2024. Produced for James Gray. REF: 1165658

We routinely refer potential sellers and purchasers to local and national law firms to carry out the conveyancing. It is their decision whether they choose one of these law firms. In making that decision, it should be known that we receive a payment benefit of £250.00 per transaction.

These particulars are not to form part of a Sale Contract owing to the possibility of errors and/or omissions. Prospective purchasers should therefore satisfy themselves by inspection or otherwise as to their correctness. All fixtures, fittings, chattels and other items not mentioned are specifically excluded unless otherwise agreed within the Sale Contract documentaries or left in situ and gratis upon completion. The property is also sold subject to rights of way, public footpaths, easements, wayleaves, covenants and any other matters which may affect the legal title. The Agent has not formally verified the property's structural integrity, ownership, tenure, acreages, estimated square footage, planning/building regulations status or the availability/operation of services and/or appliances. Therefore prospective purchasers are advised to seek validation of all the above matters prior to expressing any formal intent to purchase.

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