



6 Copper Beeches

Taunton, Somerset, TA1 5HS

James
Gray

ESTATE AGENTS

A particularly spacious and beautifully appointed family home.

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Key Features

- Large reception hall and cloakroom
- Sitting room with wood burning stove
- Dining room with bay window
- Study with French doors
- Kitchen/family room with AGA
- Utility room
- Master bedroom with en-suite
- Guest bedroom with en-suite
- 3 further bedrooms & family bathroom
- Double glazing and gas central heating
- Enclosed garden with terrace & lawn
- Greenhouse & Summer house
- Double garage & driveway

Services

All mains services connected

EPC

Rating C





This beautifully appointed five-bedroom home offers particularly spacious family sized accommodation. It features a most welcoming entrance hall which provides access to all the main reception rooms. This includes a well-proportioned sitting room with wood burning stove and double doors to the garden. The dining room has a bay window on the front elevation, whilst the study also has French doors. The kitchen/breakfast room is very much the heart of the house and is well fitted and includes an Aga. Doors also open directly to the rear terrace. Also on the ground floor can be found a guest cloakroom and utility room. On the first floor are 5 bedrooms (2 en suite) and a family bathroom. The property is beautifully presented, is double glazed and has gas fired central heating.



The gardens have been equally well maintained and are of a good size and enjoy a corner plot location. The gardens include a paved terrace and lawn. There is a good sized driveway giving access to the detached double garage.



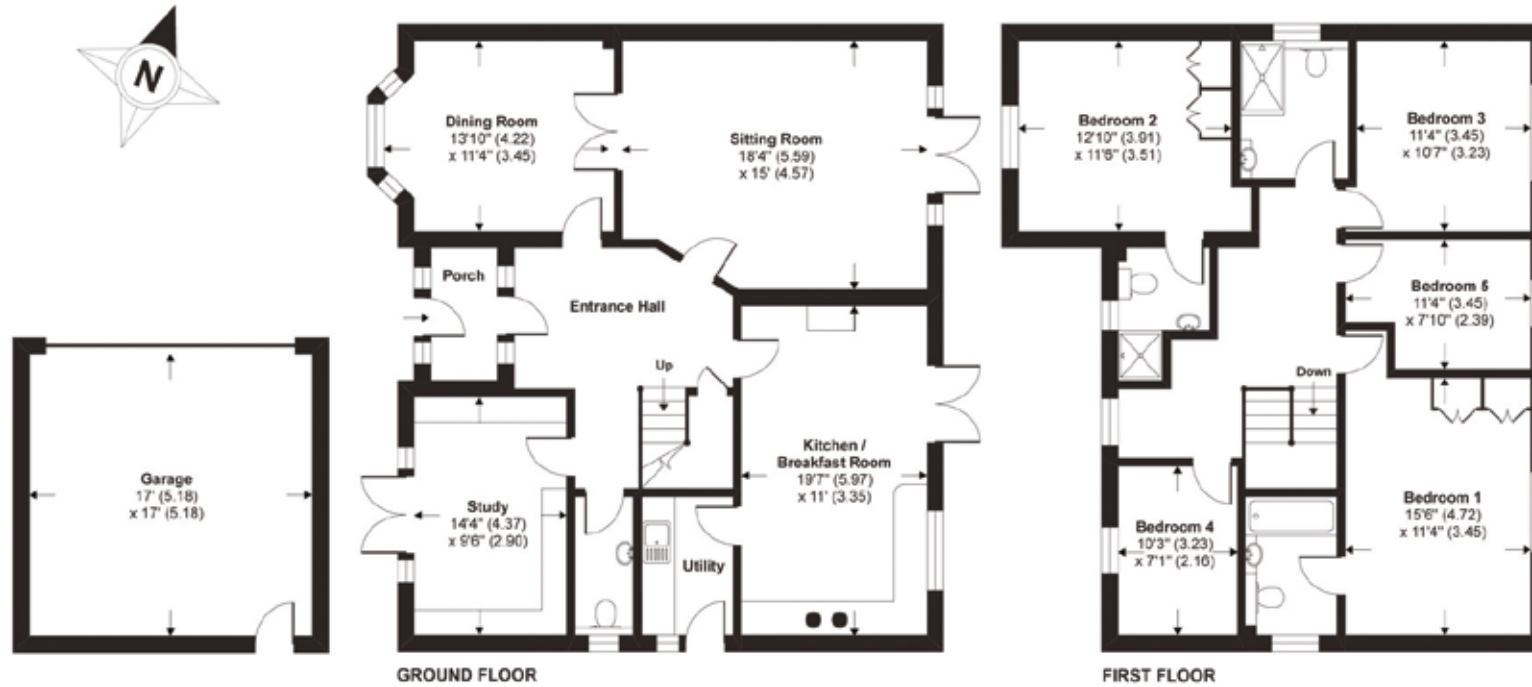
Situation

6 Copper Beeches is situated in the residential area of Comeytrove, which is on the south western outskirts of Taunton. There are local amenities to meet most everyday needs in the nearby Bishops Hull and Galmington, including convenience store, doctor's surgery and chemist. The property is well placed for ease of access to the well respected schools and colleges in the area, including Castle School, Somerset College of Arts and Technology, Taunton School and Queens College. The property enjoys good access to Musgrove Park Hospital. Taunton the county town offers an excellent range of recreational, scholastic and shopping facilities, as well as a main line railway station and M5 motorway interchange.





Copper Beeches, Taunton, TA1



TOTAL GROSS INTERNAL FLOOR AREA 2353 SQ FT 218.5 SQ METRES
MAIN HOUSE INTERNAL FLOOR AREA 2063 SQ FT 191.7 SQ METRES
GARAGE INTERNAL FLOOR AREA 289 SQ FT 26.8 SQ METRES

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

DIRECTIONS : From Taunton town centre proceed in a south-westerly direction on the A38 towards Wellington. Continue out of the town after passing by Somerset College on the right hand side. At the roundabout go straight across on the A38 and take a left hand turning into Comeytrowe Lane. Proceed along Comeytrowe Lane and Copper Beeches will be found as the fourth turning on the left hand side. Number 6 will be found at the head of the cul de sac in the top right hand corner.

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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