

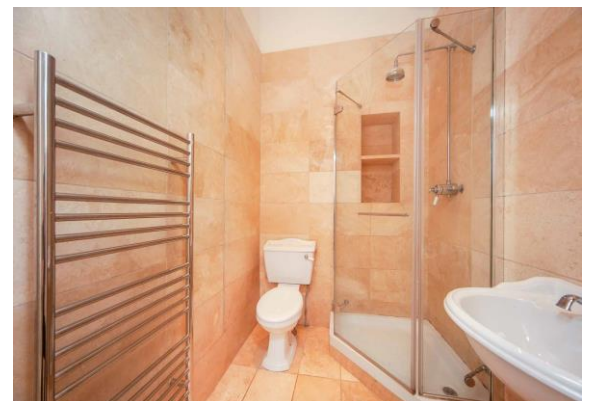
for sale

offers in excess of **£260,000**



## The Clockhouse Graham Way Cotford St. Luke Taunton TA4 1GY

**NO ONWARD CHAIN!** This beautiful **THREE BEDROOMED** apartment boasts enormous **CHARACTER** throughout including two **ROOF LANTERNS** and large Bay Window. Features include a 23ft x 22ft open plan reception room, **EN SUITE** and gated residents parking. Viewing is recommended!



# The Clockhouse Graham Way Cotford St. Luke Taunton TA4 1GY

## Entrance

The impressive Clockhouse building is approached via electronically controlled security gates that lead into the private residents car park. Entering the building via the wooden double doors brings you into the large entrance porch with an internal security door giving access to the beautiful entrance hallway.

## Front Door

Private front door leading into...

## Entrance Hall

Doors leading to the Lounge / Diner, all three bedrooms and the Shower Room.

## Lounge / Diner

23' 2" max x 22' 4" max ( 7.06m max x 6.81m max )

A stunning open plan reception room with a large bay window to side aspect, inset fireplace, three wall-mounted radiators and picture rails. Television and telephone points. Double doors leading out to the side. Door through to the...

## Kitchen / Diner

18' 9" x 11' 9" ( 5.71m x 3.58m )

Featuring a large roof lantern and a well-equipped Kitchen offering a range of fitted wall and base units. Roll-top work surfaces incorporating a stainless steel sink with drainer and gas hob with cooker hood over. Built in dishwasher and electric double oven. Additional features include tiled splashbacks, inset spotlights and a wall-mounted radiator.



### **Bedroom 1**

17' 9" x 12' 3" ( 5.41m x 3.73m )

A generous principle bedroom with two windows to side aspect, wall-mounted radiator and picture rails. Door to...

### **En Suite**

Suite comprising corner shower cubicle with wall-mounted rainfall shower over, pedestal wash hand basin and low level W.C. Further features include inset spotlights, full-tiling and a wall-mounted heated towel rail.

### **Bedroom 2**

13' 2" x 11' 9" ( 4.01m x 3.58m )

Boasting a further large roof lantern, inset spotlights and wall-mounted radiator.

### **Bedroom 3**

11' 9" x 11' ( 3.58m x 3.35m )

Television point, wall-mounted radiator and window to side aspect.

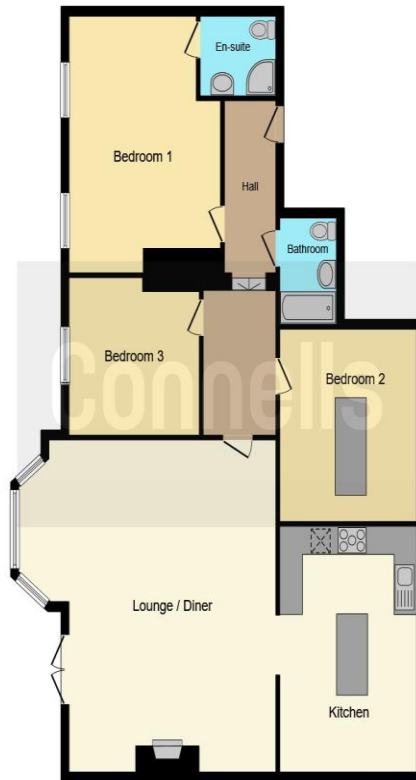
### **Shower Room**

Suite comprising double shower cubicle with wall-mounted rainfall shower over, pedestal wash hand basin and low level W.C. Wall-mounted heated towel rail and extractor fan.

### **Parking**

Private residents parking accessed via electric security gates. Pedestrian access via a smaller metal gate.





This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

### directions to this property:

From Taunton town centre head in a westerly direction through the village of Norton Fitzwarren. On exiting the village continue on the country road for approximately 1 mile taking the right hand turning signposted into the village of Cotford St. Luke. On entering the village continue over the speed humps. At the roundabout turn left onto Graham Way. The Clockhouse will be located on the right hand side identified by a Connells for sale board.

To view this property please contact Connells on

**T 01823 334 433**  
**E taunton@connells.co.uk**

53 High Street  
 TAUNTON TA1 3PR

Property Ref: TTN309790 - 0017

**Tenure:** Leasehold

**EPC Rating:** E

**view this property online [connells.co.uk/Property/TTN309790](http://connells.co.uk/Property/TTN309790)**

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2001. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

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