



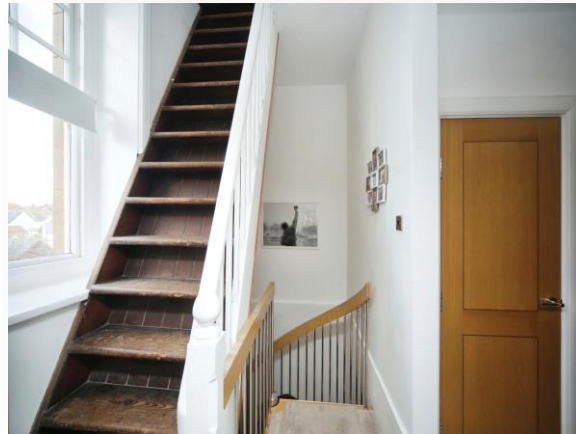
**The Clockhouse Graham Way, Cotford St. Luke Taunton TA4 1GY**



**welcome to**

**The Clockhouse Graham Way, Cotford St. Luke Taunton**

Fox and Sons are delighted to bring to the market this stunning two bedroom character apartment in the desirable village of Cotford St Luke. With huge potential with the clock tower, we anticipate a high level of interest,





**Ground Floor**



**First Floor**



**Second Floor**

**Entrance Hall**

**Open Plan Living**

21' 8" Max x 9' 7" Max ( 6.60m Max x 2.92m Max )

**Landing**

**Bedroom 1**

15' 7" x 9' 7" ( 4.75m x 2.92m )

**Bedroom 2**

12' 3" x 9' 11" ( 3.73m x 3.02m )

**Bathroom**

**Loft Space**

19' Max x 14' 4" Max ( 5.79m Max x 4.37m Max )

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

welcome to

## The Clockhouse Graham Way, Cotford St. Luke Taunton

- Beautifully Converted Hospital
- Clocktower with potential of conversion (subject to planning)
- Open Planned Living
- Off road Parking Behind Gated Access
- Desirable Location

Tenure: Leasehold EPC Rating: D

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

# £260,000



Please note the marker reflects the postcode not the actual property

**view this property online** [fox-and-sons.co.uk/Property/TAU108182](https://fox-and-sons.co.uk/Property/TAU108182)



Property Ref:  
TAU108182 - 0004

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