



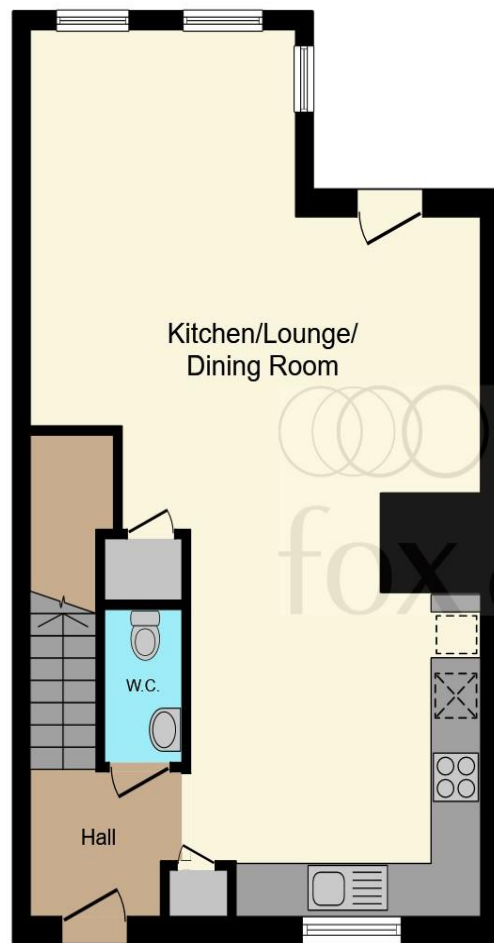
The Hamptons Graham Way, Cotford St. Luke Taunton TA4 1GQ

welcome to

The Hamptons Graham Way, Cotford St. Luke Taunton

Fox and Sons are delighted to bring to the market this stunning three bedroom home in the desirable village of Cotford St Luke. Formerly the Show home, we anticipate a high level of interest,





Ground Floor



First Floor

Entrance Hall

Cloakroom

Kitchen/Lounge/Diner

33' 8" Max x 19' 6" Max (10.26m Max x 5.94m Max)

Landing

Bedroom One

15' 8" x 10' 5" (4.78m x 3.17m)

En-Suite

Bedroom Two

11' 9" Max x 9' 4" Max (3.58m Max x 2.84m Max)

Bedroom Three

8' 5" x 8' 4" (2.57m x 2.54m)

Bathroom

Front Garden

Rear Garden

Parking

Agents Note

The Vendor has confirmed that the Broadband Source is Fibre to the Premises.

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

welcome to

The Hamptons Graham Way, Cotford St. Luke Taunton

- Three Bedrooms Master with En-Suite
- Open Plan Living
- Well Equipped Kitchen
- Low Maintenance Gardens
- Two Allocated Parking Spaces

Tenure: Freehold EPC Rating: C
Council Tax Band: D

£335,000



Please note the marker reflects the
postcode not the actual property

view this property online fox-and-sons.co.uk/Property/TAU109009



Property Ref:
TAU109009 - 0005

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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