





## Copper Beeches, Comeytrowe, Taunton, TA1 5HS

Located at the end of a quiet cul-de-sac within the highly desirable Comeytrowe area, this modern 5-bedroom detached home is available for sale with no onward chain. While some cosmetic updates may be beneficial, this spacious property offers an excellent opportunity for those seeking a contemporary family residence in a sought-after location on the outskirts of town.

Arranged over two floors, the accommodation begins with a porch that leads into an inviting entrance hallway that provides access to all rooms, staircase to the first floor, and a convenient cloakroom/WC. To the right upon entering, you'll find a bay-fronted dining room, leading through double doors into a spacious lounge featuring French doors that open onto the rear garden. At the rear of the house, there is a sizable kitchen/breakfast room complemented by a separate utility area. Additionally, a snug/office space extends into the double garage, offering a practical area for home working or relaxation.

Upstairs, the property boasts five double bedrooms, two of which have en suite shower rooms, along with a separate family bathroom. The landing provides a generous open area at the front, which could serve as a useful workspace or study area. Double glazing and gas central heating are included as standard.





## Property Features

- A detached family house
- No onward chain
- 5 bedrooms (2 en suite)
- 2 reception rooms and a snug/office
- Large kitchen/breakfast room
- Downstairs Cloakroom/WC
- Double glazing and gas heating
- Generous rear garden
- Double garage and driveway
- A highly desirable residential address
- An impressive house in a prime location

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

**Tenure:** Freehold

**Tax band:** F

**Services:** The property is connected to mains water, drainage, gas and electric.

**Property location** What 3 Words [what3words///luck.long.live](https://www.what3words.com/taunton/taunton/taunton)

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Externally, the property benefits from a double driveway and a double garage—part of which is occupied by the snug/office. The front garden is mature and well-maintained, and side access leads to the rear garden, which is predominantly laid to lawn and features a variety of mature shrubs, flower beds, smaller trees, and bushes, creating a private and attractive outdoor space. There is also a large patio that extends from the rear of the property which is perfect for entertaining and outdoor alfresco living.

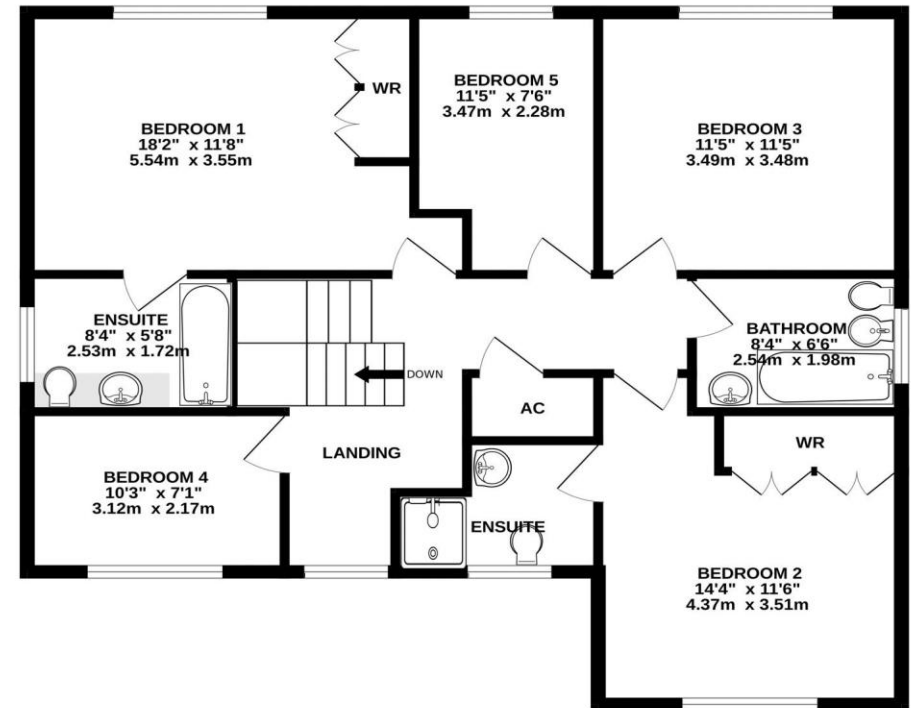
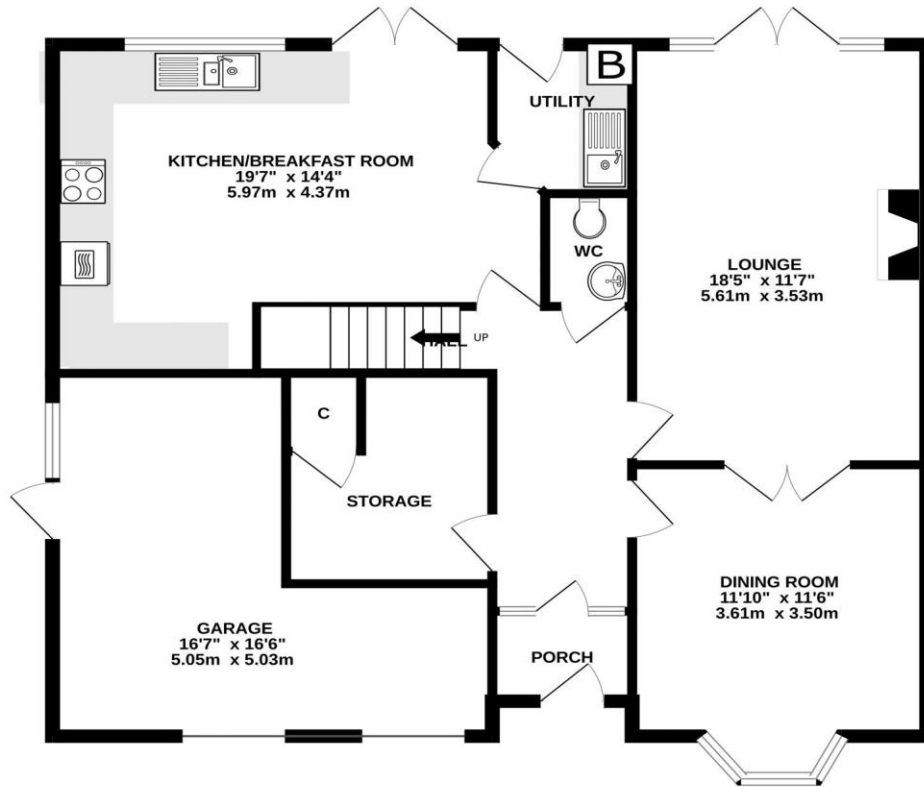
This property is sure to attract interest quickly—book your viewing appointment today!



GROUND FLOOR  
1036 sq.ft. (96.2 sq.m.) approx.

## 5 Copper Beeches, Taunton, TA1 5HS

1ST FLOOR  
912 sq.ft. (84.8 sq.m.) approx.



TOTAL FLOOR AREA : 1948 sq.ft. (181.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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**Part A - Please note some of the information will require you looking these details up online provided in the National Trading Standards Material Information in Property Listing (sales) document V1.0 November 2023**

Council Tax / Domestic Rates	F
Asking price	£599,950
Tenure*	Freehold

**Part B - Please note some of the information will require you looking these details up online provided in the National Trading Standards Material Information in Property Listing (sales) document V1.0 November 2023**

Property type	House
Property construction	Brick with a tiled roof
Number and types of room	5 bedrooms
Electricity supply	Mains electricity
Water supply	Mains water
Sewerage	Mains sewerage
Heating	Gas heating
Broadband	<a href="https://checker.ofcom.org.uk/">https://checker.ofcom.org.uk/</a> Ultra-fast
Mobile signal/coverage	<a href="https://checker.ofcom.org.uk/">https://checker.ofcom.org.uk/</a> EE Three O2 Vodafone
Parking	<a href="https://www.somerset.gov.uk/roads-travel-and-parking/residential-parking-permits/">https://www.somerset.gov.uk/roads-travel-and-parking/residential-parking-permits/</a>

**Part C - Please note some of the information will require you looking these details up online provided in the National Trading Standards Material Information in Property Listing (sales) document V1.0 November 2023**

Building safety	Nothing stated on the sellers PIQ form
Restrictions	Nothing stated on the sellers PIQ form
Rights and easements	Nothing stated on the sellers PIQ form
Flood risk	<a href="https://www.gov.uk/request-flooding-history">https://www.gov.uk/request-flooding-history</a>
Coastal erosion risk	<a href="https://www.gov.uk/check-coastal-erosion-management-in-your-area">https://www.gov.uk/check-coastal-erosion-management-in-your-area</a>
Planning permission	Nothing stated on the sellers PIQ form
Accessibility/adaptations	Nothing stated on the sellers PIQ form
Coalfield or mining area	<a href="https://www.gov.uk/check-if-property-is-affected-by-coal-mining">https://www.gov.uk/check-if-property-is-affected-by-coal-mining</a>
Energy Performance Certificate (EPC)*	C
Including detail of any inescapable costs	Nothing stated on the sellers PIQ form