STAGS

1, Luscombe Road

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Cotford St. Luke, Taunton, TA4 1EB

Bishops Lydeard 2 miles, Taunton Town Centre 5.3 miles

An exceptional six bedroom detached family home providing well proportioned accommodation arranged over two floors. Versatile and generous living areas perfect for home office/extended family, private landscaped gardens, double garage, contemporary style kitchen/family room, separate sitting room, utility and downstairs wc.

- Versatile and generous living areas
- Perfect for home office/extended family
- Contemporary style kitchen/family room
- Separate sitting room
- Six bedrooms, two en-suite
- Family bathroom
- Double garage
- Private landscaped gardens
- Council Tax band F
- Freehold

Guide Price £650,000

SITUATION

Quietly situated within a sought-after village, this impressive family home enjoys a delightful position overlooking surrounding countryside, with open green areas and mature trees creating a wonderfully peaceful setting. Tucked away from the road in a tranquil setting, enjoy waking to birdsong rather than traffic noise, while still being just moments from the school bus stop for Kingsmead School. Cotford St Luke is a popular and well-served village, offering a useful range of everyday amenities including a village shop, primary school and welcoming public house.

The County Town of Taunton lies approximately six miles distant and provides an extensive range of shopping, educational and leisure facilities, together with a mainline railway station and convenient access to the M5 motorway at Junction 25.

DESCRIPTION

1 Luscombe Road is an impressive six bedroom detached family house built by the reputable builder Larkfleet Homes. The property includes superb accommodation that offers versatile and flexible living space spread over two floors. The rooms are exceptionally light and airy with the first floor providing additional flexibility offering further accommodation for an extended family or a superb space for home office, business working and also benefits from super fast broadband speed.

ACCOMMODATION

The accommodation includes a welcoming entrance hall, main staircase to the first floor with understairs storage cupboard and cloakroom/wc. There is a stunning contemporary style kitchen and island with breakfast bar, beautifully designed wall and base units, an island, a range of appliances including built in ovens, gas hob with extractor over, dishwasher and fridge freezer, generous work surfaces with 1.5 bowl sink and drainer and double doors which open out onto the rear garden. A door leads to the utility room which has a range of fitted units and a door to the outside. There is a spacious sitting room with full height windows opening out onto the rear sun terrace.

On the first floor the principal bedroom offers an en-suite and dressing room, the second bedroom is to the front, has fitted wardrobes and shares the main bathroom with bedroom four and five. Bedroom three has an en-suite shower room and is accessed via bedroom six, which has fitted wardrobes

OUTSIDE

The house enjoys an exceptionally private rear garden with views looking across fields towards the Quantock Hills, an established garden has patios and deck with areas of astro turf for ease of maintenance. There is a front garden is laid to gravel with pathway leading to the front door and a superb private driveway with parking for several cars to the side of the house which also provides access to the detached double garage having twin up and over doors.

SERVICES

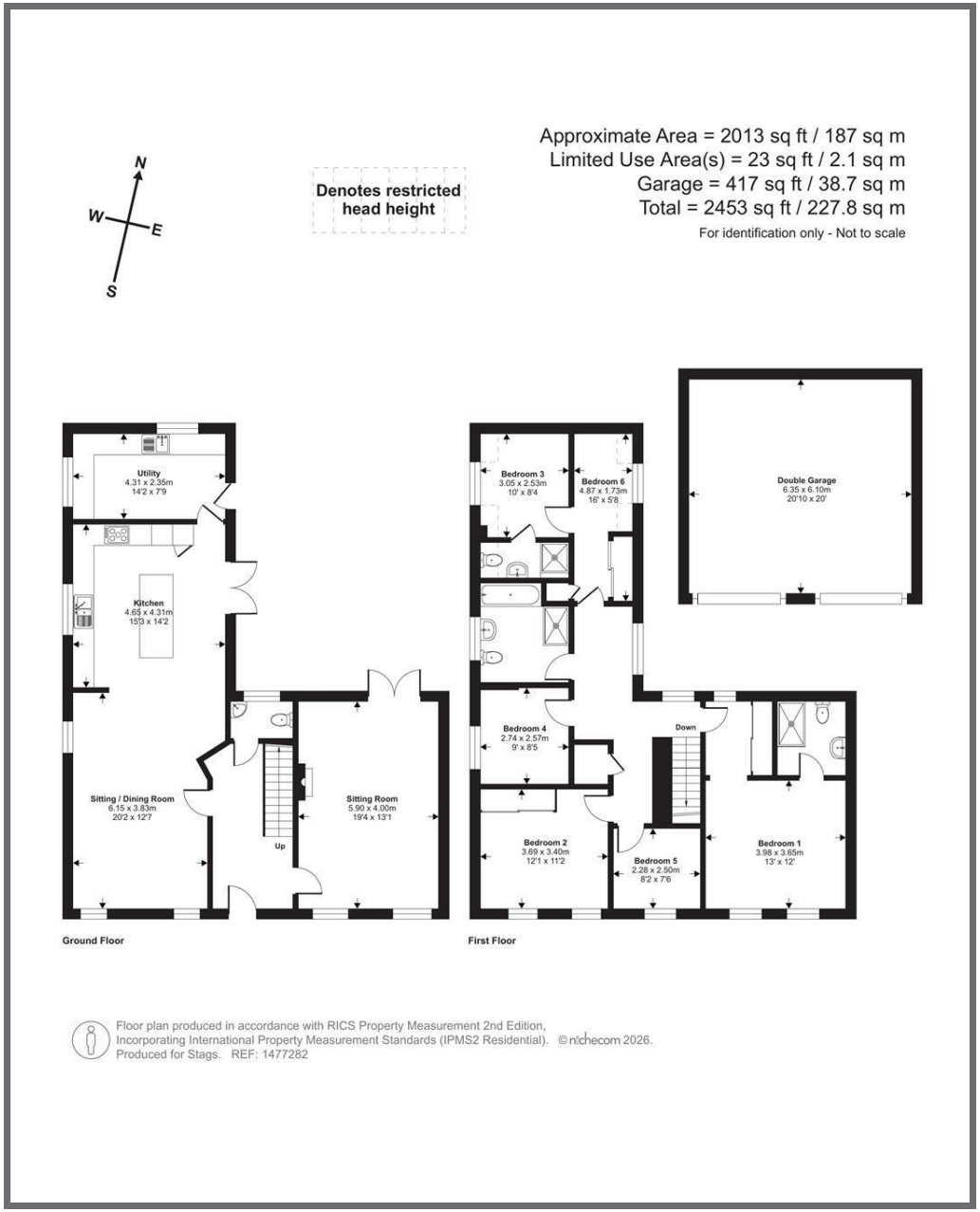
Mains drains, electricity, gas, water. Gas central heating. Ultrafast broadband available (Ofcom), mobile signal variable outdoors (Ofcom). Please note the agents have not inspected or tested the services.

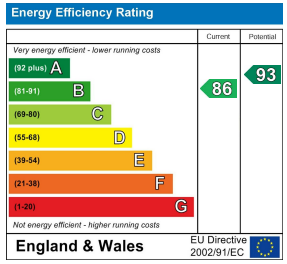
There is an annual service charge payable for the maintenance of the communal areas of £382.34 pa

DIRECTIONS

What3Words ///decanter.branch.samplers

IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.





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