

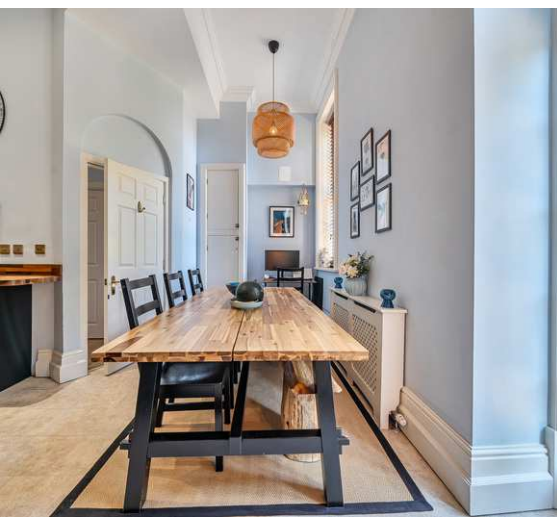


9 The Regents Graham Way, Cotford St. Luke, Taunton TA4 1GG

£325,000

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Situated in this popular village location close to local amenities is this immaculately presented 3 double bedroomed mid-terraced period house set within a private gated community with a wealth of original character features, courtyard to front, communal gardens to rear, garage and off road parking.





Features

- Entrance Hall
- Living Room
- Kitchen / Dining Room with AEG double oven, integrated appliances and French doors to garden
- Cloakroom
- Master Bedroom with Ensuite Shower Room
- 2 further double Bedrooms
- Family Bathroom with roll top claw foot bath
- Courtyard to front and communal gardens to rear
- Separate Garage and off road parking accessed via electric gates
- Gas central heating
- Double glazing
- Management charge £711 pa - reviewed January 2027
- Council tax band D
- What3words: [///estimates.announced.singers](https://www.what3words.com/estimates-announced-singers)



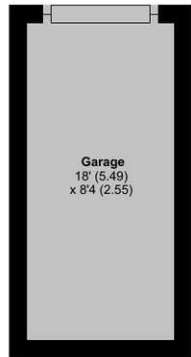
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Approximate Area = 1276 sq ft / 118.5 sq m

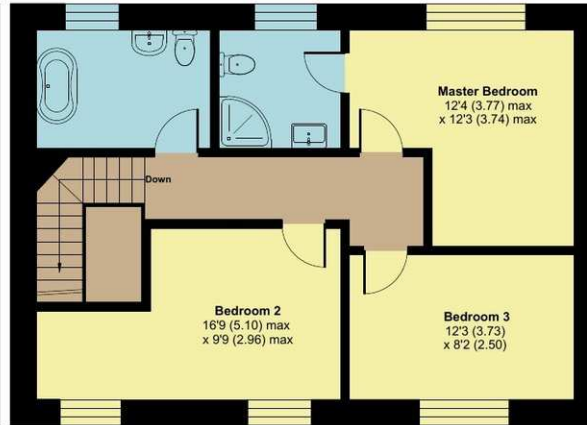
Garage = 151 sq ft / 14 sq m

Total = 1427 sq ft / 132.5 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



Viewing strictly through the selling agents:

Robert Cooney

Corporation Street, Taunton,
Somerset TA1 4AW

Telephone 01823 230 230

E-mail taunton@robertcooney.co.uk

Website www.robertcooney.co.uk

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2026. Produced for Robert Cooney. REF: 1488933



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