5, Healys Meadow

DON'T WORRY
BE HAPPY

5, Healys Meadow

Cotford St. Luke, Taunton, , TA4 1PB

A Spacious And Versatile Three-Storey Detached Home With Six Double Bedrooms

- Six Double Bedrooms
- Detached Double Garage
- Three Bathrooms
- Three Storey Home
- Council Tax Band F
- Quiet Cul-De-Sac Location
- Contemporary Kitchen & Utility
- Versatile Living Space
- Freehold

Guide Price £525,000

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SITUATION

A well-presented and generously proportioned home arranged over three floors, enjoying a private, established garden in a quiet Cul-De-Sac. The village of Cotford St Luke provides a useful selection of day-to-day amenities, including a convenience store, and primary school, while the county town of Taunton lies approximately six miles distant, offering an extensive range of shopping, leisure and schooling options, along with access to the M5 (J25) and a mainline railway station.

ACCOMMODATION

The property is entered via a welcoming hallway with cloakroom and useful storage, leading through to a striking contemporary kitchen/breakfast room forming the heart of the home. This light-filled space enjoys views over the garden with full-height windows and door opening onto the terrace, and is fitted with an extensive range of modern units, integrated Neff appliances and a movable central island with breakfast bar. A separate seating area and adjoining utility room provide further practicality. The ground floor also offers excellent living space, including a dining room with front aspect, a spacious sitting room with full-height windows and door to the terrace and a contemporary gas fire, and a study well suited to home working.

On the first floor, the principal bedroom benefits from an en suite shower room, with three further double bedrooms served by a well-appointed family bathroom. The second floor provides two further versatile rooms with fitted storage and natural light, ideal as additional bedrooms or workspace, together with a shower room. All six of the bedrooms have built-in wardrobes.

OUTSIDE

The property enjoys a particularly private and mature garden, principally laid to lawn with paved seating areas and well-stocked borders, along with a feature gravelled Japanese-style garden. A detached double garage provides excellent storage and workshop space, with power and light connected. To the front, a private driveway offers ample parking for several vehicles.

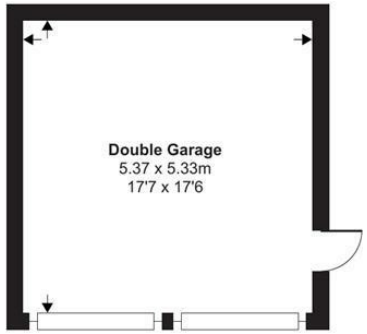
SERVICES

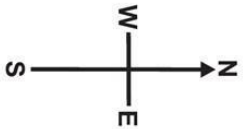
- All mains services connected (Please note the agents have not tested or inspected the services)

- Gas central heating (new gas boiler installed 2023)
- Radiators to ground and first floors replaced in 2023
- Windows to ground and first floors were replaced in 2024
- Updated consumer unit was installed in 2024
- Mobile signal variable outdoors with major networks
- Standard, superfast and ultrafast broadband available.

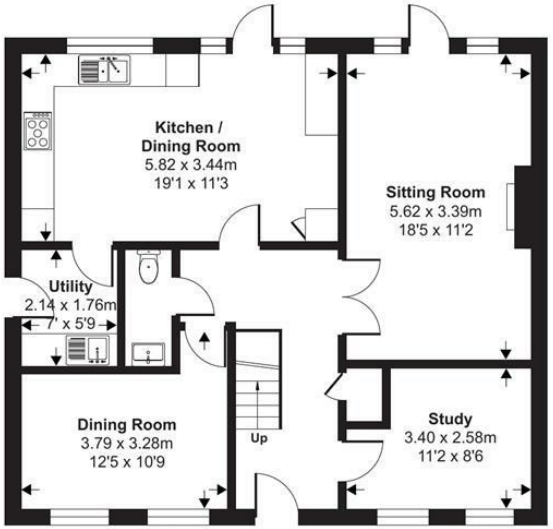
Approximate Area = 2205 sq ft / 204.8 sq m
Limited Use Area(s) = 13 sq ft / 1.2 sq m
Garage = 308 sq ft / 28.6 sq m
Total = 2526 sq ft / 234.6 sq m

For identification only - Not to scale

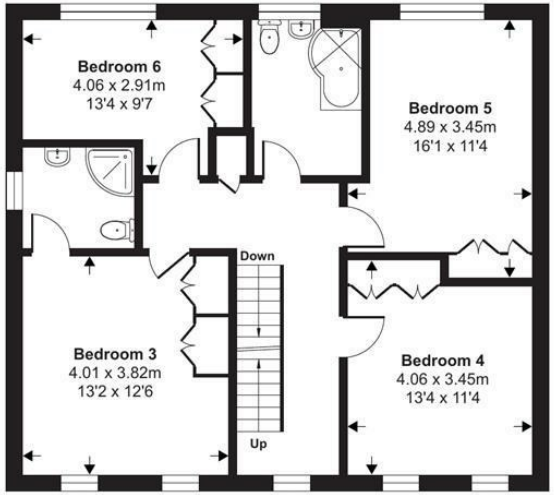




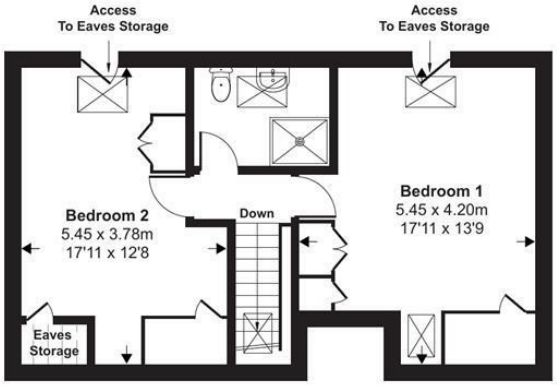
Denotes restricted head height



Ground Floor

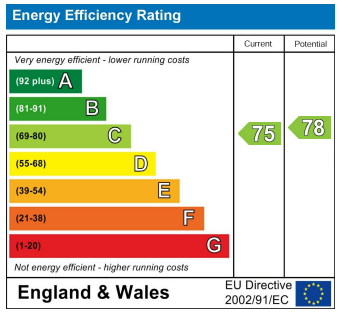


First Floor



Second Floor

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026. Produced for Stags. REF: 1482632



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