

GRAHAM WAY

gth

COTFORD ST. LUKE





## 21 Graham Way Cotford St. Luke, Somerset, TA4 1 JG

*Taunton Town 5.5 miles; M5 Junction 25, 7.3 miles*

4 4 2 162 Sqm

A spacious and beautifully presented four-bedroom detached home, offering extended family accommodation, a private garden, double garage and generous off road parking.

**Freehold Guide Price £515,000**

### DESCRIPTION

Tucked away in an attractive corner position and approached via a small private drive, this well presented and extended four-bedroom detached home offers generous accommodation ideal for family living. A welcoming entrance hall leads to a useful home office, downstairs WC and storage cupboard. The spacious sitting room enjoys an outlook to the front, with wide opening doors leading through to the separate dining room. The modern fitted kitchen features a central island with black granite work surfaces and a range-style cooker. This opens into the impressive triple aspect extension, creating a bright and versatile living space with direct access onto the garden. A separate utility room with external access completes the ground floor. Upstairs, the principal bedroom benefits from built in wardrobes and an en-suite, alongside three further bedrooms. The family bathroom is fitted with a Jacuzzi-style bath and useful built in storage.

### OUTSIDE

To the rear, the garden has been thoughtfully arranged with ease of maintenance in mind. A generous paved area provides ample room for outdoor furniture, while a low boundary wall and single step lead onto an area of lawn. A further paved seating area is positioned in



the corner of the garden, creating an ideal spot for al fresco dining and entertaining during the warmer months. Gated side access leads around to the front of the property. To the front is a generous driveway providing off-road parking for several vehicles, together with the added benefit of a double garage.

**SERVICES & OUTGOINGS**

We understand that mains electric, gas, water and drainage are connected to the property.

**Council Tax:** *Somerset Council—Band F.*

**Maintenance/Service Charges:**

We understand that mains electric, gas, water and drainage are connected to the property.

**SITUATION**

21 Graham Way is situated within the popular village of Cotford St Luke, a well-established residential community surrounded by attractive Somerset countryside. The village offers a range of everyday amenities including a primary school, convenience store, public house, community facilities and recreational spaces. The property is conveniently positioned for access to Taunton, where a comprehensive range of shopping, leisure, educational and sporting facilities can be found. Taunton also provides excellent transport connections, including a mainline railway station and access to the M5 motorway, making the property well placed for those commuting throughout the South West and beyond.

**DIRECTIONS**

What3words:///snap.hatch.engineers

**ADDITIONAL INFORMATION**

**Broadband:** FTTP—Ultrafast broadband is available—highest available download speed 1800 Mbps, highest available upload speed 220 Mbps. (Openreach).

**Mobile Coverage:** Available via EE, O2, THREE and VODAFONE. For an indication of specific speeds and supply or coverage in the area we recommend contacting your own provider.

**Flooding:** The property is in an area at a VERY LOW RISK from River/ Sea and Surface Water flooding (defined as the chance of flooding each year as less than 0.1%).





## VIEWING

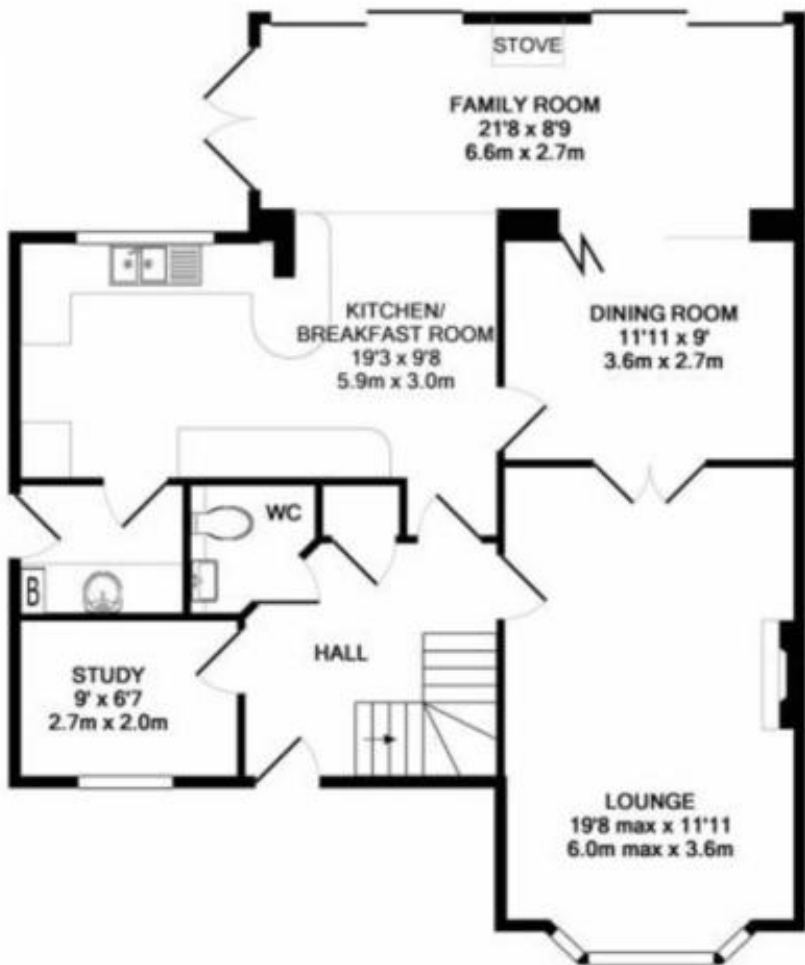
Strictly by appointment with the agents  
Greenslade Taylor Hunt.

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[www.gth.net](http://www.gth.net)



GROUND FLOOR  
APPROX. FLOOR  
AREA 935 SQ.FT.  
(86.8 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 743 SQ.FT.  
(69.0 SQ.M.)

| Score | Energy Rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             |         | 77 C      |
| 55-68 | D             | 63 D    |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

#### IMPORTANT NOTICE

For clarification we wish to inform any prospective purchasers that we have prepared these sales particulars as a general guide. They must not be relied upon as statements of fact. We have not carried out a detailed survey, nor tested the services, heating systems, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. If there are points which are of particular importance to you please contact the office prior to viewing the property.

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