



6 Bethell Mead, Cotford St. Luke, Taunton TA4 1HZ
Guide Price £475,000

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Substantial home / Four bedrooms / Double garage

This impressive double fronted detached family home comes complete with three reception areas, separate study, four bedrooms and three bathrooms as well as a double garage. A fantastic property which must be viewed to be fully appreciated.

Tenure: Freehold / Energy Rating: C / Council Tax Band: F

This substantial and well configured detached four bedroomed family home is located at the end of a cul-de-sac position in Cotford St Luke to the west of Taunton. The property boasts four double bedrooms, each with built-in wardrobes, two en-suites and three reception rooms, there is also a kitchen/breakfast room, family bathroom, cloakroom, utility and double garage. The house sits within its own manageable gardens which overlook the primary school playing fields. On entering the double fronted property an impressive central staircase leads up to the first floor giving a tremendous sense of grandeur and splendour. The property is augmented by a bathroom with a footed bath, a double fronted appearance and an attached double garage with additional parking.

192.5 Approximate square footage

Extensive detached house

Four double bedrooms

Three reception rooms

Kitchen/Breakfast room

Family bathroom and separate wc

Enclosed rear garden

Double garage

Two en-suites

Cul-de-sac position





Entrance Hall	
Cloakroom	
Sitting Room	20' 10" x 11' 7" (6.35m x 3.53m)
Dining Room	13' 6" x 10' 4" (4.11m x 3.15m)
Study	10' 3" x 7' 1" (3.12m x 2.16m)
Kitchen/Breakfast Room	19' 2" x 12' 8" (5.84m x 3.86m) narrowing to 6' 6"
Utility Room	7' 2" x 5' 11" (2.18m x 1.80m)
First Floor Landing	
Master Bedroom	18' 8" x 12' 8" (5.69m x 3.86m) Fitted wardrobes. Access to the en-suite.
Bedroom 2	11' 11" x 10' 6" (3.63m x 3.20m) Fitted wardrobes. Access to the en-suite.
Bedroom 3	11' 9" x 8' 9" (3.58m x 2.66m) Fitted wardrobes.
Bedroom 4	11' 8" x 9' 7" (3.55m x 2.92m) Fitted wardrobes.
Family Bathroom	
Outside	Attached double garage 17' 7" x 17' 4" (5.37m x 5.28m) with additional parking. Enclosed rear garden.



GROUND FLOOR
1186 sq.ft. (110.2 sq.m.) approx.



1ST FLOOR
887 sq.ft. (82.4 sq.m.) approx.



TOTAL FLOOR AREA : 2073 sq.ft. (192.5 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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The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.

References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor.

Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.



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