



15 Acland Round, Cotford St. Luke, Taunton TA4 1JL
Guide Price £475,000

GIBBINS RICHARDS 
Making home moves happen

A remarkably well presented detached family home located in one of the most sought after addresses in this popular Taunton village. 15 Acland Round is offered to the market with no onward chain and is coming to the market for the first time since it was built by Westbury Homes 26 years ago.

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

Having been beautifully cared for during its only owner's tenure, the property still has signs of its original condition, but nevertheless, it has been wonderfully kept and is very clean and tidy and able to be moved straight into without too much needing doing. The spacious interior offers three reception areas including a sitting room, separate dining room and a study, a good sized kitchen/breakfast room and upstairs there are four bedrooms and an en-suite bathroom and dressing area to the master bedroom. Additional assets are a utility room and a large driveway with double garage. A truly remarkable house in a very good position. An early viewing is highly recommended.

WESTBURY BUILT EXECUTIVE STYLE HOME
ONE OWNER SINCE NEW
BUILT IN APPROXIMATELY 2000
SPACIOUS INTERIOR
EN-SUITE WITH DRESSING AREA
FOUR BEDROOMS
DOUBLE GARAGE
AMPLE DRIVEWAY PARKING
POPULAR ADDRESS IN COTFORD ST LUKE
NO ONWARD CHAIN





Entrance Hall	
Cloakroom	
Sitting Room	18' 3" x 11' 11" (5.56m x 3.63m)
Dining Room	11' 11" x 9' 0" (3.63m x 2.74m)
Study	8' 11" x 6' 6" (2.72m x 1.98m)
Kitchen/ Breakfast Room	19' 3" x 9' 8" (5.86m x 2.94m) plus bay window.
Utility Room	6' 10" x 5' 4" (2.08m x 1.62m)
First Floor Landing	Airing cupboard.
Bedroom 1	15' 0" x 11' 10" (4.57m x 3.60m) With an additional dressing area and en-suite bathroom.
Bedroom 2	11' 7" x 10' 1" (3.53m x 3.07m) Built-in wardrobes.
Bedroom 3	11' 10" x 9' 0" (3.60m x 2.74m) Built-in wardrobes.
Bedroom 4	9' 11" x 8' 3" (3.02m x 2.51m) Built-in wardrobe.
Bathroom	7' 6" x 6' 9" (2.28m x 2.06m)
Outside	To the front is a lawned area bordered by a private hedge. To the side is a driveway with ample parking for 3/4 cars and access to a large double garage 17' 2" x 16' 7" (5.23m x 5.05m) with electric up and over door and pedestrian door. To the rear is an enclosed west facing rear garden, mainly laid to lawn and patio with shrub borders and mature trees and hedges.

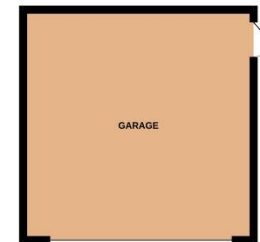




GROUND FLOOR
767 sq.ft. (71.3 sq.m.) approx.

1ST FLOOR
744 sq.ft. (69.1 sq.m.) approx.

GARAGE
277 sq.ft. (25.6 sq.m.) approx.



TOTAL FLOOR AREA : 1789 sq.ft. (166.2 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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