



8 Acland Round, Cotford St. Luke, Taunton TA4 1JL

£460,000

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Making home moves happen

4 Double Bedrooms -

Double Garage -

Executive Home

A beautifully presented detached family home, situated within one of the most sought-after locations in this popular Taunton village. Acland Round is offered to the market with the added benefit of no onward chain.

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

Having been lovingly maintained by its only owner, the property is presented in clean and tidy order throughout and is ready to move straight into, whilst still offering excellent scope for a purchaser to update and personalise over time.

The spacious accommodation includes a sitting room, separate dining room and study, together with a good-sized kitchen/breakfast room and useful utility room. To the first floor are four bedrooms, with the principal bedroom benefitting from an en-suite bathroom and dressing area. Further benefits include a large driveway and garage.

A fantastic family home, occupying a particularly desirable position, and an early viewing is highly recommended.

Westbury Built executive style home

Built in approximately 2000

Spacious Interior

En-Suite with dressing area

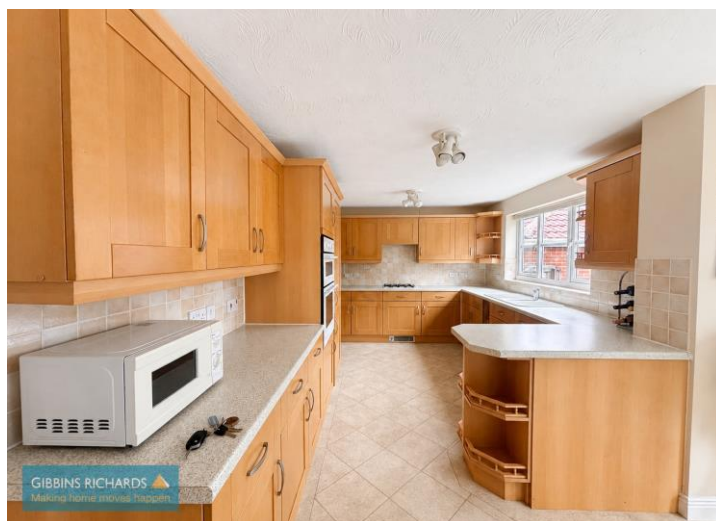
Four Bedrooms

Driveway Parking

Double Garage

Popular Address in Cotford St Luke

No Onward Chain





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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)

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 of the property is a low-maintenance stone-chipped area. A driveway to the side provides off-road parking for approximately two to three vehicles and leads to the double garage. To the rear is an enclosed garden, mainly laid to lawn with a patio seating area, mature trees, hedging and shrub borders.



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



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



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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