



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

£425,000

GIBBINS RICHARDS 
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





GIBBINS RICHARDS
Making home moves happen

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.



GIBBINS RICHARDS
Making home moves happen



GIBBINS RICHARDS
Making home moves happen



GIBBINS RICHARDS
Making home moves happen

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.



We routinely refer potential sellers and purchasers to a selection of recommended conveyancing firms – both local and national. It is their decision whether to use those services. In making that decision, it should be known that we receive a payment benefit of not more than £200 per transaction.
We routinely refer potential sellers and purchasers to Mortgage Advice Bureau (MAB) for mortgage and protection advice. It's their decision whether to use those services. In making that decision, it should be known that we receive a payment benefit of not more than £250 per case.
Once an offer is accepted by our client, an Administration Fee of £40 + VAT (£48) **per buyer** will be required in order for us to process the necessary checks relating to our compliance and Anti-Money Laundering obligations. This is a non-refundable payment and cannot be returned should a purchase cease to continue. It can be paid via a card machine, or via BACS transfer.

50 High Street, Taunton, Somerset TA1 3PR Tel: 01823 332828
Email: tn@gibbinsrichards.co.uk Web: www.gibbinsrichards.co.uk