



GIBBINS RICHARDS 

29 Stutts End, Cotford St. Luke, Taunton TA4 1NX

Offers in Excess of £400,000

GIBBINS RICHARDS   
Making home moves happen

Early viewings recommended for this fantastic family home. Situated in the village of Cotford St Luke, a few miles northwest of Taunton. The accommodation comprises; 4 good size bedrooms and 2 bathrooms to the first floor, whilst on the ground floor there is a hallway, study, cloakroom, large kitchen/Diner & sitting room. This home is nicely tucked away in a cul-de-sac position and benefits from a double garage and driveway. The garden is slightly raised offering good views to the Quantock hills. Energy rating: C-75

#### THE PROPERTY

Found in the village of Cotford St Luke on the outskirts of Taunton this family home is situated in a lovely cul-de-sac position and is slightly elevated. The property is generously proportioned throughout and offers updated accommodation. There is a double garage, double width parking and a larger than average garden. The house is a short walk to a range of local amenities, including a Co-op general store and the Chapel restaurant.

LOVELY CUL-DE-SAC POSITION  
DOUBLE GARAGE AND DRIVEWAY  
GREAT OUTLOOK  
4 GOOD SIZE BEDROOMS  
NEAR LOCAL AMENITIES  
GAS CENTRAL HEATING  
DOUBLE GLAZING  
RECENTLY UPDATED  
GOOD CONDITION THROUGHOUT  
GOOD SCHOOL CATCHMENTS





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Entrance Hall	Doors to study, cloakroom, sitting room and kitchen/dining room. Stairs to first floor.
Study	7' 1" x 5' 10" (2.16m x 1.78m) Front aspect window.
Cloakroom	7' 0" x 3' 4" (2.13m x 1.02m) Equipped in a two piece suite comprising low level WC and wash hand basin.
Sitting Room	14' 2" x 13' 9" (4.31m x 4.19m) Front aspect window.
Kitchen/Dining Room	27' 7" x 8' 10" (8.40m x 2.69m) Two rear aspect windows. French doors to rear garden. Equipped in a modern range of matching eye and low level units. Door to;
Utility Room	7' 1" x 5' 7" (2.16m x 1.70m) Door to side. Low level units. Space and plumbing for washing machine, space for tumble drier.
First Floor Landing	Door to airing cupboard. Further doors to four bedrooms and family bathroom.
Bedroom 1	14' 2" (4.31m) max x 11' 7" (3.53m) Front aspect window. Door to;
En-Suite Shower Room	6' 0" x 5' 2" (1.83m x 1.57m) Front aspect obscure window. Equipped in a three piece comprising shower cubicle, low level WC and wash hand basin.
Bedroom 2	12' 9" x 10' 0" (3.88m x 3.05m) Front aspect window.
Bedroom 3	11' 2" x 11' 2" (3.40m x 3.40m) Rear aspect window. Built-in storage cupboards.
Bedroom 4	10' 0" x 8' 8" (3.05m x 2.64m) Rear aspect window. Built-in storage cupboard.
Bathroom	7' 1" x 5' 6" (2.16m x 1.68m) Rear aspect obscure window. Equipped in a three piece suite comprising bath, low level WC and vanity unit with wash hand basin.
Outside	To the front is an area of lawn and driveway providing off road parking in front of the double garage. To the rear is a fully enclosed garden.
Double Garage	17' 6" x 17' 2" (5.33m x 5.23m) Front vehicular doors. Light and power.



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GROUND FLOOR



1ST FLOOR



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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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.



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