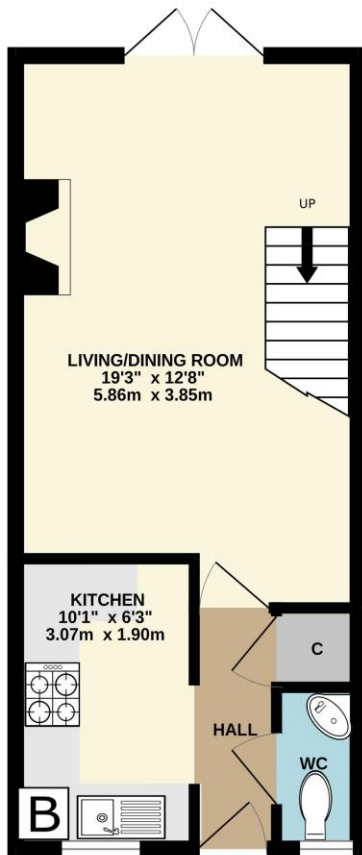
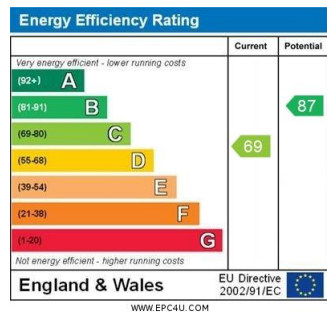
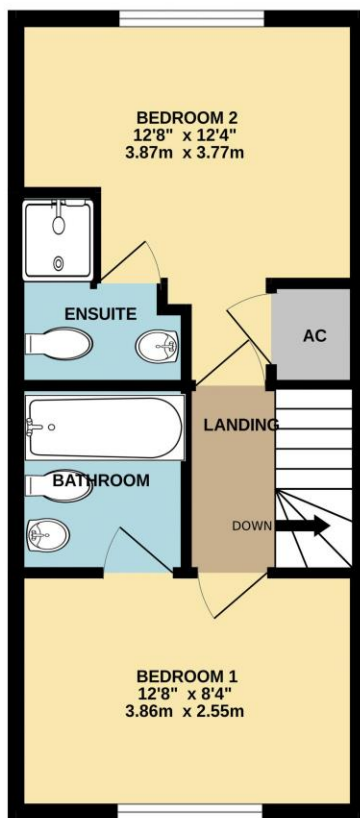


GROUND FLOOR  
328 sq.ft. (30.4 sq.m.) approx.



1ST FLOOR  
334 sq.ft. (31.0 sq.m.) approx.



TOTAL FLOOR AREA: 662 sq.ft. (61.5 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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£220,000

**WARE & CO**  
estate and letting agents

## 4, Stutts End, Cofford St. Luke, Taunton Somerset, TA4 1NX

No onward chain

Good sized two bedroom end of terrace house in Cofford St. Luke

Professionally redecorated throughout

Entrance hall with cloakroom/wc

Spacious living/dining room

Kitchen

Two double ensuite bedrooms

Drive parking and carport

Enclosed private rear garden

Close to good local amenities



4 Stutts End is a deceptively spacious end of terrace two double bedroom house situated close to the heart of Cofford St. Luke and comes to the market with the added benefit of no onward chain, meaning a quick hassle free completion is on offer.

The property is offered with drive parking and a carport and a very private enclosed rear garden with gated side access and a timber garden shed for storage of bikes etc. The accommodation briefly comprises an entrance hall with built-in storage cupboard and a cloakroom/wc, fitted kitchen with integrated appliances, spacious living/dining room and two ensuite bedrooms, one with a bathroom and the other with a shower room.

Situated in the desirable village of Cofford St. Luke, this property offers easy access to local amenities, respected primary school, recreational park, and public transport links. Whether you're commuting to work or enjoying the vibrant community, you'll love the convenience of this location.

### TOTAL FLOOR AREA

65 sq.m.

### TENURE

House - Freehold. Carport - leasehold (999 year lease). Carport insurance - 12.5% of coachhouse above total annual premium.

### COUNCIL TAX

Somerset Council Tax Band B. Charges payable for 2024/25 - £1,693.96.

### SERVICES

Main services of gas, electricity, water and drainage are connected. Broadband/Mobile phone coverage - The options of standard, superfast and ultrafast broadband with speeds upto 1000mbps are available. For an indication of broadband speeds as well as mobile phone signal and coverage available please refer to the 'Ofcom checker' website.

