



4 North Villas

Cotford St. Luke, Taunton

- Spacious end of terrace three bedroom home
- No onward chain
- Larger-than-average single garage
- Driveway parking
- Cloakroom/WC
- Bright living room with front aspect
- Kitchen/dining room
- Three good sized first floor bedrooms
- Three-piece family bathroom
- Large communal green space directly to the rear

Broadband speeds of upto 1800mbps are available and good outdoor mobile signal on all EE, O2 and Vodafone (Source:Ofcom)

Council Tax Band C. Charges payable for 2025/26 - £2,070.73

EPC: D





Set in a peaceful position with attractive views to both the front and rear, 4 North Villas offers generous accommodation, excellent parking and a private courtyard garden. This well-proportioned three bedroom end of terrace house is available with no onward chain, making it an appealing opportunity for those seeking a smooth and uncomplicated purchase.

The gas centrally heated accommodation begins with an entrance hall that leads to the main living areas and the staircase to the first floor. A useful cloakroom/WC is positioned to the rear. The living room enjoys a bright front outlook, while the kitchen/dining room provides ample space for everyday cooking and dining, with access to the enclosed courtyard garden.

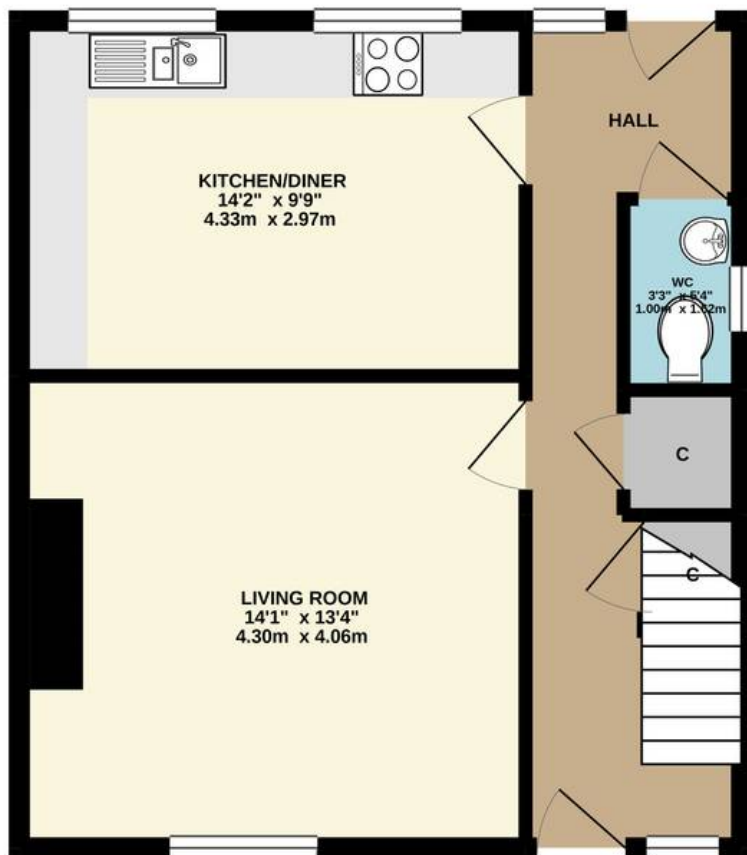
Upstairs, there are three comfortable bedrooms and a three-piece family bathroom. Outside, the property offers driveway parking, a larger-than-average single garage, and an enclosed courtyard garden. Directly beyond the rear boundary lies a large communal green space, providing an attractive open outlook and an ideal area for recreation, dog walking or children's play.

Cotford St. Luke is a highly regarded village just a short distance from Taunton, offering a welcoming community atmosphere and a range of day-to-day amenities. The village includes a primary school, shop, pub, church, community facilities and attractive open spaces. Regular bus links run into Taunton, which provides extensive shopping, leisure and transport options including mainline rail services. Surrounded by countryside yet well connected, Cotford St. Luke provides an excellent blend of rural peace and practical convenience.

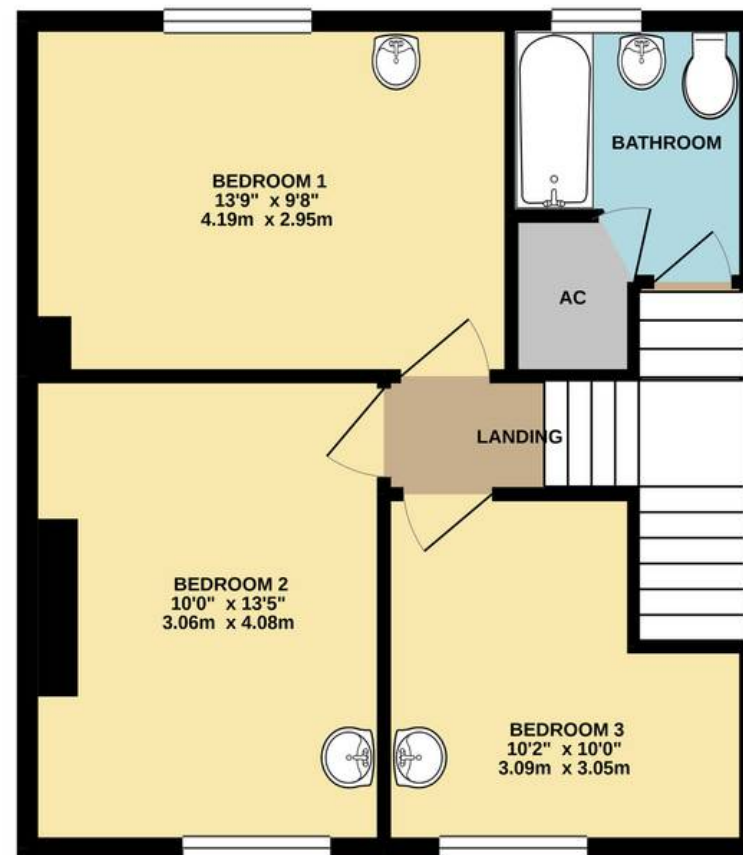
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GROUND FLOOR
462 sq. ft. (42.9 sq. m.) approx.



1ST FLOOR
462 sq. ft. (42.9 sq. m.) approx.



TOTAL FLOOR AREA : 923 sq. ft. (85.8 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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