



4 Cole Close

Cotford St Luke, TA4 1NZ

£375,000 Freehold



**Wilkie May
& Tuckwood**

Floor Plan



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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GROUND FLOOR: ENTRANCE HALLWAY, CLOAKROOM: 7'2" x 3'1" (2.18m x 0.93m), KITCHEN: 14'2" x 11'5" max (4.31m x 3.47m max),

UTILITY ROOM: 5'3" x 4'7" max (1.60m x 1.39m max), SITTING ROOM: 14'4" x 11'4" (4.36m x 3.45m), DINING ROOM: 12'7" x 7'3" (3.83m x 2.20m),

CONSERVATORY: 8'6" x 7'8" (2.59m x 2.33m)

FIRST FLOOR: LANDING, BEDROOM ONE: 13'3" x 11'1" (4.03m x 3.37m), EN-SUITE SHOWER ROOM: 7'10" x 4'3" max (2.38m x 1.29m max),

BEDROOM TWO: 11'3" x 8'5" (3.42m x 2.56m), BEDROOM THREE: 8'8" x 7'1" (2.64m x 2.15m), BEDROOM FOUR: 10'10" x 8'7" (3.30m x 2.61m),

BATHROOM: 6'8" x 5'6" (2.03m x 1.67m)

EXTERNAL: GARAGE (FRONT STORE): 8'11" x 7'5" (2.71m x 2.26m)

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Description

Situated in a quiet edge of village position, is this well presented four bedroom detached family house. The spacious accommodation is arranged over two floors, is warmed via a mains gas fired central heating system and is uPVC double glazed throughout.

Additionally, the property benefits from a conservatory extension, a part-converted single garage and a driveway providing off-road parking. Internal inspection is essential to fully appreciate this fantastic family home.

- Four Bedrooms
- Detached House
- Mains Gas Central Heating
- uPVC Double Glazing
- Conservatory
- Garage and Off-Road Parking
- Popular Village Location



The accommodation comprises in brief; double glazed front door leading into an entrance hallway with stairs rising to the first floor, a useful understairs storage cupboard and doors providing access into the cloakroom, living room and kitchen. The ground floor cloakroom comprises; low level wc and a wash hand basin. The kitchen is fitted with a range of matching wall and base storage units with roll edge work surfaces above, stainless steel sink with hot and cold mixer tap, space for fridge/freezer and space for an electric cooker. The utility room has a door providing access into the rear garden, a stainless steel sink with hot and colder mixer tap plus space and plumbing for a washing machine. From the kitchen, a door leads into the dining room which has both the conservatory and living room off.

The conservatory has a vaulted ceiling and patio doors providing access into the rear garden. The living room completes the ground floor accommodation and has a feature fireplace with space for inset wall mounted television. On the first floor there are four bedrooms, two with integrated wardrobes and an en-suite off the master bedroom. The family bathroom comprises low level wc, wash hand basin and a panelled bath with shower over. Externally, the rear garden is walled on two sides and is laid predominantly to patio and artificial turf for ease of maintenance. The single garage is found behind the garden and has been split into two areas, one with a Velux window which could make for an excellent home office or hobbies room. In front of the garage there is a driveway providing off road parking for one car.

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GENERAL REMARKS AND STIPULATIONS:

Tenure: The property is offered for sale freehold by private treaty with vacant possession on completion.

Services: Mains water with meter, mains electricity, mains drainage, gas fired central heating.

Local Authority: Somerset Council, County Hall, The Crescent, Taunton, Somerset, TA1 4DY.

Property Location: w3w.co/graph.amps.corals

Council Tax Band: E

Broadband: Ultrafast. Up to 1,000Mbps download speed. Up to 220Mbps upload speed.

Mobile Phone Coverage: Outdoor—voice & data available with O2, EE, 3 & Vodafone. Indoor—voice only available with O2.

IMPORTANT NOTICE Wilkie May & Tuckwood for themselves and for the vendors of the property, whose agents they are, give notice that: 1. the particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchaser and do not constitute part of an offer or contract. Prospective purchasers and lessees ought to seek their own professional advice. 2. All descriptions, dimensions, areas, reference to condition and necessary permissions for use and occupation and other details are given in good faith, and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 3. No person in the employment of Wilkie May & Tuckwood has any authority to make or give any representations or warranty

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Code of Practice for Residential Estate Agents: Effective from 1 August 2011:

⁸ Financial Evaluation 8a At the time that an offer has been made and is being considered by the seller, you must take reasonable steps to find out from the prospective buyer the source and availability of his funds for buying the property and pass this information to the seller. Such information will include whether the prospective buyer needs to sell a property, requires a mortgage, claims to be a cash buyer or any combination of these. Such relevant information that is available should be included in the Memorandum of Sale having regard to the provisions of the Data Protection Act.8b These reasonable steps must continue after acceptance of the offer until exchange of contracts (in Scotland, conclusion of missives) and must include regular monitoring of the prospective buyer's progress in achieving the funds required, and reporting such progress to the seller.

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 their purpose. A Buyer is advised to obtain verification from their solicitor or surveyor. References to the Tenure of the 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.