



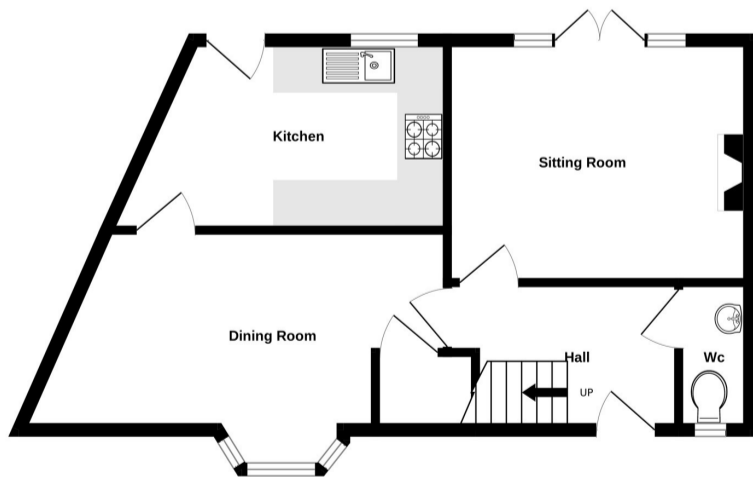
58 Burge Meadow
 Cotford St Luke, TA4 1QN
 £259,500 Freehold

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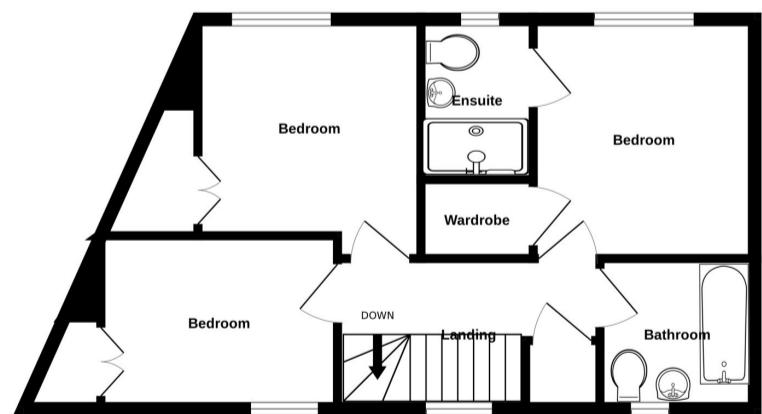
Wilkie May & Tuckwood

Floor Plan

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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GROUND FLOOR: ENTRANCE HALL, CLOAKROOM, SITTING ROOM: 13'0" x 10'4" (3.96m x 3.14m), DINING ROOM: 15'8" x 10'5" (4.77m x 3.17m), KITCHEN: 12'6" x 8'0" (3.81m x 2.43m)

FIRST FLOOR: LANDING, BEDROOM ONE: 10'7" x 9'7" (3.22m x 2.92m), EN-SUITE SHOWER ROOM: 6'7" x 4'7" (2.00m x 1.39m), BEDROOM TWO: 9'7" x 9'5" (2.92m x 2.87m),

BEDROOM THREE: 7'6" x 10'2" (2.28m x 3.09m), BATHROOM: 6'2" x 6'2" (1.87m x 1.87m)



Description

This beautifully presented three bedroom family home is believed to have been constructed in approximately 2005 by Bryant Homes to their popular Hamborough design.

The property, which benefits from uPVC double glazing and mains gas fired central heating, is further enhanced by a single garage and allocated parking in front.

- Three Bedrooms
- Two Reception Rooms
- Popular Village Location
- uPVC Double Glazing
- Gas Fired Central Heating
- Single Garage With Allocated Parking



Internally, a front door leads into entrance hall with cloakroom off. There is a staircase rising to the first floor and doors to the sitting room and dining room. The sitting room has French doors leading to the garden and an electric fire. From the hallway, there is a doorway through to the dining room with double glazed bay window to front and access through to a modern fitted kitchen. The kitchen is fitted with a range of matching wall and base, work surfaces and upstands with integrated double oven and four ring gas hob. There is space and plumbing for a washing machine and a dishwasher, as well as space for a tall fridge/freezer, a concealed wall mounted gas boiler which was newly installed in December 2023.

To the first floor are three bedrooms (bedroom one with en-suite shower room comprising of wc, wash hand basin, walk-in shower with tiled surround and thermostatic shower). A family bathroom completes the accommodation and comprises of wc, wash hand basin, bath with tiled surround and Mira shower over. Externally, the rear garden is fully enclosed via timber fencing and has gated rear access. There is a generous size area of shaped patio extending into a path that leads to the rear of the garden. This is flanked by a low maintenance decorative gravel chippings and raised shrub borders. A single garage and parking is found almost directly behind the property.

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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/interest.ascendant.good](https://www.w3w.co/interest.ascendant.good)

Council Tax Band: C

Flood Risk: River & Sea Risk—very low risk, Surface Water Risk—very low risk. **Mobile availability:** Indoor—voice & data, nil with EE, 3, O2 & Vodafone. Outdoor—voice & data with EE, 3, O2 & Vodafone.

Broadband: Ultrafast. Up to 1000Mbps download speed and 220Mbps upload speed. **Accessibility:** One step from back door and French doors into garden. Level path to front door with one step into hallway.

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

whatever in relation to this property on behalf of Wilkie May & Tuckwood, nor enter into any contract on behalf of the vendor. 4. No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties which have been sold, let or withdrawn. Photographs taken and details prepared February 2024. MEASUREMENTS AND OTHER INFORMATION All measurements are approximate. While we endeavour to make our sales particular accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information with you.

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.



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