



39 Graham Way
Cotford St Luke, TA4 1JG
£425,000 Freehold

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**Wilkie May
& Tuckwood**

Floor Plan

Graham Way, Cotford St. Luke, Taunton, TA4

Approximate Area = 1469 sq ft / 136.4 sq m
Garage = 258 sq ft / 23.9 sq m
Total = 1727 sq ft / 160.3 sq m
For identification only - Not to scale



Description

Understood to have been constructed in the late 1990s by Messrs Bloor Homes, is this spacious and well presented four bedroom modern detached family home, which is situated close to the centre of the popular village of Cotford St Luke.

The property, which benefits from uPVC double glazing and mains gas fired central heating, has been enhanced by the refitting of both the kitchen and bathroom and must be viewed in order to fully appreciate.

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



Internally, a front door leads into entrance hall with cloakroom off. To the ground floor are three generous size reception rooms, the addition of a double glazed conservatory which links the living room and dining room. The kitchen has been completely refitted and comprises of a range of matching wall and base units, work surfaces and splashbacks with space for a range oven, a slimline dishwasher and an American fridge/freezer. A useful utility room is found off the kitchen and has space and plumbing for a washing machine and tumble dryer as well as access to the outside. To the first floor are four bedrooms (bedroom one with en-suite shower room and a built-in wardrobe).

A refitted family bathroom comprising of wc, wash hand basin in a vanity unit and P-shaped bath with shower screen and drencher shower over completes the accommodation. Externally, the rear garden is enclosed via brick walls and wrought iron fencing and is laid to lawn with borders. There is a double garage with two up-and-over doors, electric power and lighting. A tarmac driveway provides off-road parking for several family vehicles.



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/idea.rivals.lighter](https://www.w3w.co/idea.rivals.lighter)

Council Tax Band: E

Broadband Availability: Ultrafast with up to 1000 Mbps download speed and 220 Mbps upload speed.

Mobile Phone Coverage: Indoor—limited voice & data with EE. Outdoor—voice & data likely with EE, Three, O2 & Vodafone.

Flood Risk: Rivers & Sea—very low. Surface water—very low.

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 August 2024. MEASUREMENTS AND OTHER INFORMATION All measurements are approximate and have been taken by Nichecom. 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.

We routinely refer potential sellers and purchasers to a selection of recommended local conveyancing firms. It is 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 £150+VAT. Once an offer is accepted by our client, an Administration Fee of £20+VAT (£24) per buyer will be required in order to process the necessary checks relating to our compliance under Anti-Money Laundering legislation. This is a non-refundable payment and cannot be returned should purchase cease to continue. It can be paid via a card machine, or via BACS transfer.

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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