



36 Rogers Walk

Cotford St Luke, TA4 1HY
£289,950 Freehold

3	1	3	EPC

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.

Description

Located in a cul-de-sac position close to the centre of the popular village of Cotford St Luke, this modern three bedroom family home offers comfortable and practical living.

The property includes uPVC double glazing throughout and a mains gas fired central heating system. A recently installed en-suite adds a fresh and modern touch to the main bedroom.

Outside, there is a landscaped, South facing rear garden, ideal for enjoying the sun. To the front, the property benefits from two allocated off-road parking spaces.

- Three Bedrooms
- Terrace Town House
- Popular Village Location
- uPVC Double Glazed
- Mains Gas Fired Central Heating
- South Facing Rear Garden
- Two Off-Road Parking Spaces



The accommodation is arranged over two floors and briefly comprises: a uPVC double glazed front door opening into an entrance hallway, with a useful ground floor cloakroom off to one side. To the rear of the property is the living room, which features a media wall and French doors leading out into the rear garden. The modern kitchen is located at the front and includes a range of bespoke units with work surfaces over. Appliances include a range cooker with six-ring hob and extractor hood above, an integrated dishwasher, space and plumbing for a washing machine, and room for an American-style fridge/freezer. The kitchen also benefits from a double glazed front facing window, recessed ceiling spotlights, and tiled flooring.

On the first floor, there are two bedrooms, both with built-in wardrobes. Bedroom two also benefits from an en-suite shower room. The main bedroom is situated on the second floor and features a recently refitted, modern en-suite bathroom comprising a low-level WC, twin wash hand basins, a panelled bath with shower attachment, and a separate shower cubicle. As previously mentioned, the South facing rear garden is mainly laid to lawn and patio, with well-stocked flower and shrub borders. Additional features include an outside tap, light, and an electric awning providing shade over the patio area. Steps lead down to the lawn, where there is a substantial timber workshop/shed that benefits from mains power. To the front of the property is a low maintenance garden area and two allocated off-road parking spaces.



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/airtime.tamed.validated

Council Tax Band: D

Broadband Availability: Ultrafast with up to 1800 Mbps download speed and 220 Mbps upload speed.

Mobile Phone Coverage: Indoor—limited voice available with O2. 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 June 2025. 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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