

for sale

£280,000



## Rogers Walk Cotford St. Luke Taunton TA4 1HY

Connells is proud to present this three storey, three DOUBLE bedroom home in the popular village of Cotford St Luke. The property comes with OFF ROAD PARKING for two vehicles and a CONSERVATORY.





# Rogers Walk Cotford St. Luke Taunton TA4 1HY

## Front Door

Leading to...

## Entrance Hall

## Downstairs W.C

Suite comprising low-level W.C, hand wash basin with mixer tap.

## Kitchen

8' 3" x 7' 3" ( 2.51m x 2.21m )

Double glazed window to front aspect. The kitchen is equipped with a range of wall and base-mounted units with rolltop work surfaces. Featuring an integrated four-ring gas hob with cookerhood over.

## Lounge

13' 9" x 11' ( 4.19m x 3.35m )

## Consevatory

9' 10" x 9' 1" ( 3.00m x 2.77m )

A brick-based conservatory with patio door leading to the...

## Rear Garden

A multi-leveled Garden with gated rear pedestrian access.

## First Floor Landing

## Bedroom Three

14' 10" x 7' 6" ( 4.52m x 2.29m )

Double glazed window to front aspect.



## Bedroom Two

14' 10" x 9' 9" ( 4.52m x 2.97m )

Double glazed window to rear.

## Family Bathroom

Suite comprising low level W.C, wash hand basin with mixer tap, bath with integrated shower over. Partial tiling.

## Second Floor

### Bedroom One

17' 7" x 12' 11" ( 5.36m x 3.94m )

Dual aspect room with ample space for bedroom furniture.

## Outside

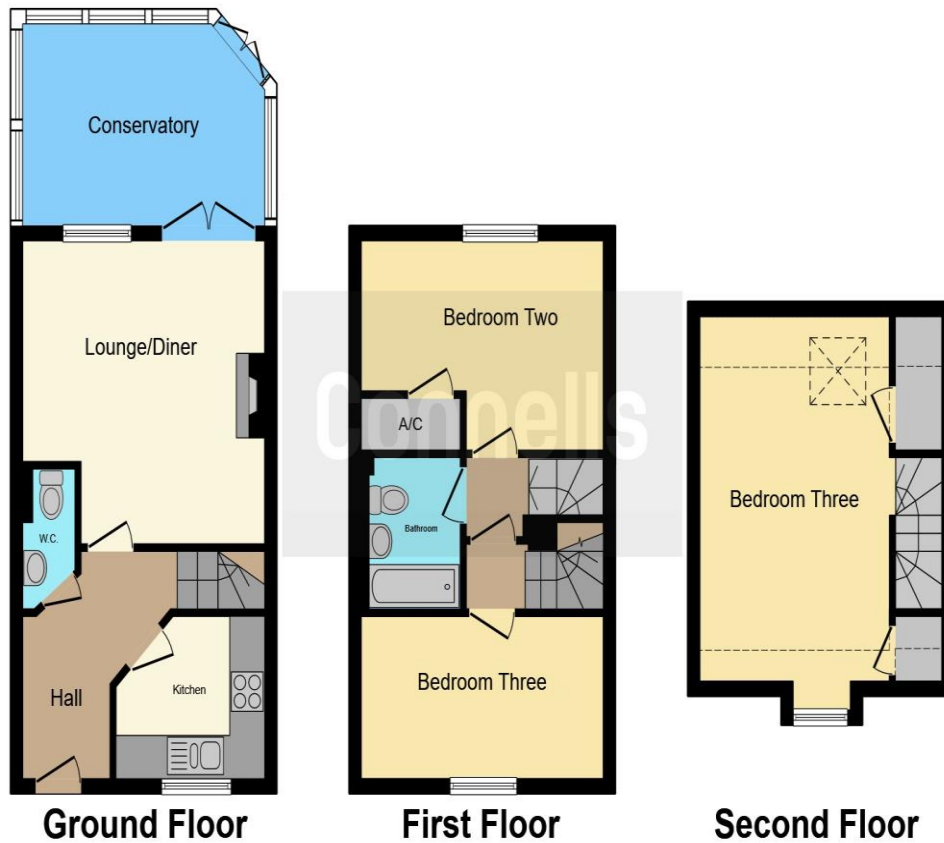
From the front there are steps down to the front door and to the rear is a split level garden with gated rear access to the parking.

## Parking

Off road parking for two cars.







This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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Property Ref: TTN312640 - 0003

**Tenure:** Freehold

**EPC Rating:** C

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