

for sale

offers in excess of **£150,000**



Rogers Walk Cotford St. Luke Taunton TA4 1HY

Connells is delighted to present this **SPACIOUS** first-floor apartment, featuring **TWO DOUBLE** bedrooms. The property is located in the popular village of **COTFORD ST LUKE** and comes with **ALLOCATED OFF ROAD PARKING** and spacious living. **NO ONWARD CHAIN!**



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Front Door

Leading to...

Kitchen

This U-shaped kitchen features an integrated fridge/freezer, under-counter double oven, gas hob, and cooker hood. There is also dedicated space for a freestanding washing machine. It's complemented by oak eye-level and base units, offering ample storage, with a radiator ensuring warmth throughout. A double-glazed window allows plenty of natural light to fill the room, creating a bright and welcoming atmosphere.

Lounge

4' 2" x 4' 4" (1.27m x 1.32m)

A generously sized lounge offering a comfortable and inviting living space, beautifully enhanced by a double-glazed window that floods the room with natural light. The space is well-heated by a wall-mounted radiator, making it an ideal setting for relaxing or entertaining throughout the year.

Bedroom One

4' 2" x 3' 4" (1.27m x 1.02m)

A spacious double bedroom, flooded with natural light from a double-glazed window overlooking the front of the property. The room is neutrally decorated, providing a blank canvas for personalisation, and is complemented by an integrated wardrobe and a radiator, ensuring comfort all year round.

Bedroom Two

3' x 4' 1" (0.91m x 1.24m)

A second generously sized double bedroom featuring a front-



facing double-glazed window that allows an abundance of natural light to fill the space. The room is further enhanced by a wall-mounted radiator, ensuring comfort all year round.

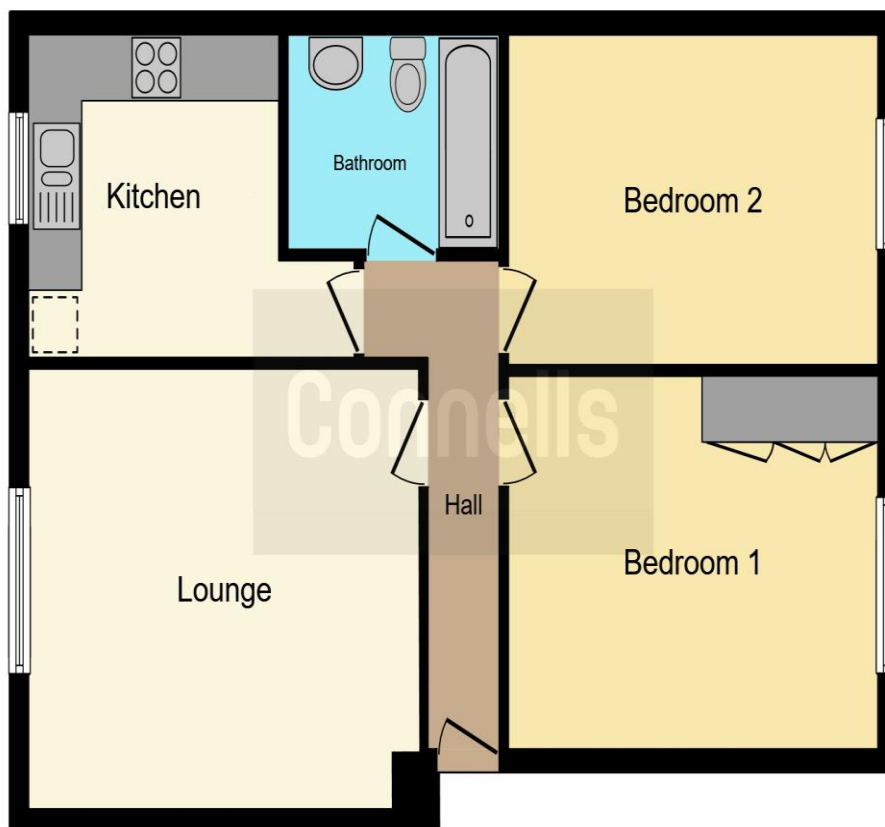
Bathroom

The bathroom features a bath with a thermostatic shower over, along with a pedestal basin, freestanding toilet, wall-mounted radiator and a shaver socket.

Lettings

For any advice on this property or any other investment opportunities, please contact our experienced lettings team, who aim to get the best tenants at the best price. Our comprehensive and competitive management and lettings services can be tailored to fit your needs.





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

To view this property please contact Connells on

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53 High Street
 TAUNTON TA1 3PR

Property Ref: TTN313087 - 0007

Tenure: Leasehold EPC Rating: C

Council Tax Band: A Service Charge: 1600.00

Ground Rent: Ask Agent

view this property online connells.co.uk/Property/TTN313087

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jan 2004. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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