

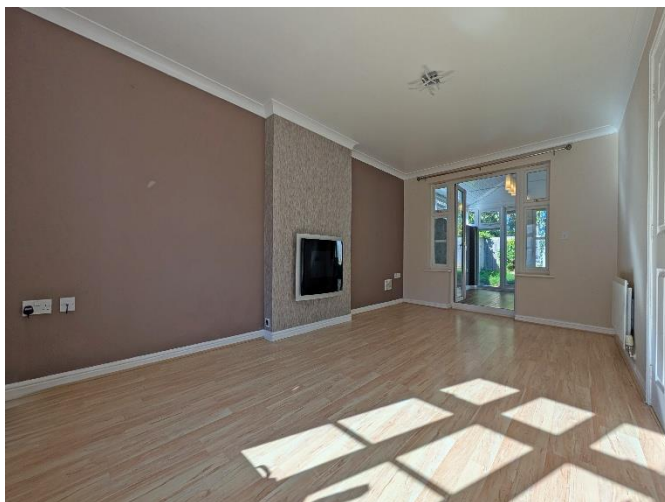


Burge Meadow, Cotford St Luke, Taunton, TA4 1QW

Located in this ever popular village to the north west of Taunton and backing onto farmland and open spaces, we are delighted to welcome to the market this modern, detached family house with many wonderful improvements and offered to the market with no onward chain. The accommodation is arranged over 2 floors and as you enter the front door you are welcomed by a large entrance hallway with stairs rising to the first floor. There is a large lounge with a feature fireplace and a separate dining room/office. From our perspective, the best part of this beautiful house is the wonderful modern kitchen and utility room and a superb modern, double glazed conservatory overlooking the landscaped rear garden. The first floor has 4 double bedrooms (with 1 en suite) and a modern refitted family bath/shower room. The property benefits from double glazing, gas heating and has solar panels situated on the main roof of the house. Outside there is a landscaped rear garden with 2 large patio areas (one being raised to the rear of the garden) and a concealed storage area located to one side of the double garage, as well as a driveway for multiple cars. We strongly suggest an early viewing on this wonderful home to avoid disappointment.

Key Features

- A superb modern detached family house
- No onward chain
- Entrance hallway with cloakroom/WC. Separate dining room
- Generous lounge with fireplace. Superb conservatory leading from the kitchen/breakfast room and utility room
- 4 bedrooms (1 en suite) and family bathroom
- Double glazing and gas heating
- Landscaped rear garden backing onto a rural aspect with 2 patios (1 raised)
- Double garage and driveway. 16 solar panels and EV charging point
- Located in the popular village of Cotford St Luke close to local shop, amenities and lovely countryside walks
- An excellent house in a lovely position in this popular village







GROUND FLOOR
APPROX. FLOOR
AREA 842 SQ. FT.
(78.2 SQ. M.)



1ST FLOOR
APPROX. FLOOR
AREA 632 SQ. FT.
(58.8 SQ. M.)

TOTAL APPROX. FLOOR AREA 1474 SQ. FT. (136.9 SQ. M.)

Tenure: Freehold

Tax band: D

Property Location:
w3w.co/fists.headset.hoops

Services: The property is connected to mains water, mains electricity, mains drainage and mains gas.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	73	82
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
		
www.EPC4U.COM		

Part A - Please note some of the information will require you looking these details up online provided in the National Trading Standards Material Information in Property Listing (sales) document V1.0 November 2023

Council Tax / Domestic Rates	D
Asking price	£425,000
Tenure*	Freehold

Part B - Please note some of the information will require you looking these details up online provided in the National Trading Standards Material Information in Property Listing (sales) document V1.0 November 2023

Property type	House
Property construction	Brick with a tiled roof
Number and types of room	4 bedrooms
Electricity supply	Mains electricity
Water supply	Mains water
Sewerage	Mains sewerage
Heating	Gas heating
Broadband	https://checker.ofcom.org.uk/ FTTP (fibre to the premises)
Mobile signal/coverage	https://checker.ofcom.org.uk/ Voice likely with O2, ID, EE
Parking	https://www.somerset.gov.uk/roads-travel-and-parking/residential-parking-permits/

Part C - Please note some of the information will require you looking these details up online provided in the National Trading Standards Material Information in Property Listing (sales) document V1.0 November 2023

Building safety	Nothing stated on the sellers PIQ form
Restrictions	Nothing stated on the sellers PIQ form
Rights and easements	Nothing stated on the sellers PIQ form
Flood risk	https://www.gov.uk/request-flooding-history
Coastal erosion risk	https://www.gov.uk/check-coastal-erosion-management-in-your-area
Planning permission	Nothing stated on the sellers PIQ form
Accessibility/adaptations	Nothing stated on the sellers PIQ form
Coalfield or mining area	https://www.gov.uk/check-if-property-is-affected-by-coal-mining
Energy Performance Certificate (EPC)*	C
Including detail of any inescapable costs	Nothing stated on the sellers PIQ form



DISCLAIMER Wilsons has not inspected or tested any equipment, fixtures, fittings, or services within the property, and cannot confirm their working condition or suitability. We recommend you consult a Solicitor or Surveyor to verify the condition and functionality. Information regarding tenure is obtained by Land Registry, we advise that you obtain verification from your Solicitor. Items depicted in photographs are not included in the sale. The property is sold subject to rights of way, public footpaths, easements, wayleaves, covenants, and any matters that may affect the legal title. We have not verified the property's structural integrity, ownership, tenure, acreages, estimated square footage or planning/building regulations. Prospective purchasers are advised to seek validation of all the above matters prior to expressing any formal intent to purchase. Wilsons routinely refer buyers and sellers to local solicitors for conveyancing services and mortgage advisors for mortgage and protection advice. It is your decision whether to use these services. We receive a payment benefit for referring clients of no more than £250 per case. Once an offer is accepted by our client, an Administration Fee of £20 + VAT (£24) per buyer will be required for us to process the necessary checks relating to our compliance and Anti-money laundering obligations. This is a non-refundable payment and cannot be returned.