# 8 South Villas

STAGS

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Cotford St. Luke, Taunton, TA4 1DD

Taunton Town Centre 6 miles

A beautifully presented and extended four-bedroom Victorian End-Terrace with parking and garden, set on the edge of Cotford St Luke, within easy reach of Taunton.

- Stunning Rural Views
- Two reception rooms
- Office and utility
- Off road parking
- Council Tax band C
- South Facing Landscaped Garden
- Kitchen/breakfast room
- Four bedrooms, two en-suite
- Garage/storage/workshop
- Freehold

## Guide Price £460,000

### SITUATION

Occupying a prime position on the fringe of this popular village, this substantial and charming period property dates back to the 1890s and has been thoughtfully extended to create a spacious and versatile family home. Cotford St Luke provides a small but useful selection of day-to-day amenities, including a convenience store, primary school and public house, while the county town of Taunton lies approximately six miles distant, offering an extensive range of shopping, leisure and schooling options, along with access to the M5 (J25) and a mainline railway station.

### DESCRIPTION

8 South Villas is an end of terrace Victorian property which has been extended to provide beautifully proportioned and presented accommodation arranged over two floors with landscaped gardens backing onto surrounding countryside.

## ACCOMMODATION

A welcoming entrance hall with cloakroom leads into the superb kitchen/breakfast room, a bright and spacious room extending the full length of the property. Fitted with a heritage-style kitchen, central island, a range of wall and base units, Belfast sink and integrated appliances, this is very much the heart of the home. French doors open directly onto the garden, creating an excellent indoor-outdoor flow. The separate dining room sits to the front of the house and connects to a useful study area and a well-appointed utility room. At the rear, the sitting room enjoys views over the garden and features French doors, along with an inset wood-burning stove.

The first floor provides three well-proportioned bedrooms and a modern family bathroom fitted with a walk-in shower, WC and washbasin. The principal bedroom, with two rear-facing windows, enjoys lovely views over neighbouring fields and benefits from built-in wardrobes and an en-suite shower room. Bedroom two also includes built-in storage. Stairs rise to the impressive loft bedroom, a light and airy double room with far-reaching views towards the Blackdown Hills via Velux windows. This room also enjoys the convenience of an ensuite bathroom.

## OUTSIDE

The south-facing rear garden has been beautifully landscaped and provides an attractive and private setting, ideal for family living and entertaining. There is a generous patio for alfresco dining, areas of lawn and well-stocked borders. A large timber outbuilding offers excellent workshop, measuring 14m x 2.8m, or storage space, with power and light connected. To the front of the property is ample parking along with a garage, and a side path provides access between the front and rear garden.

## SERVICES & RIGHT OF WAY

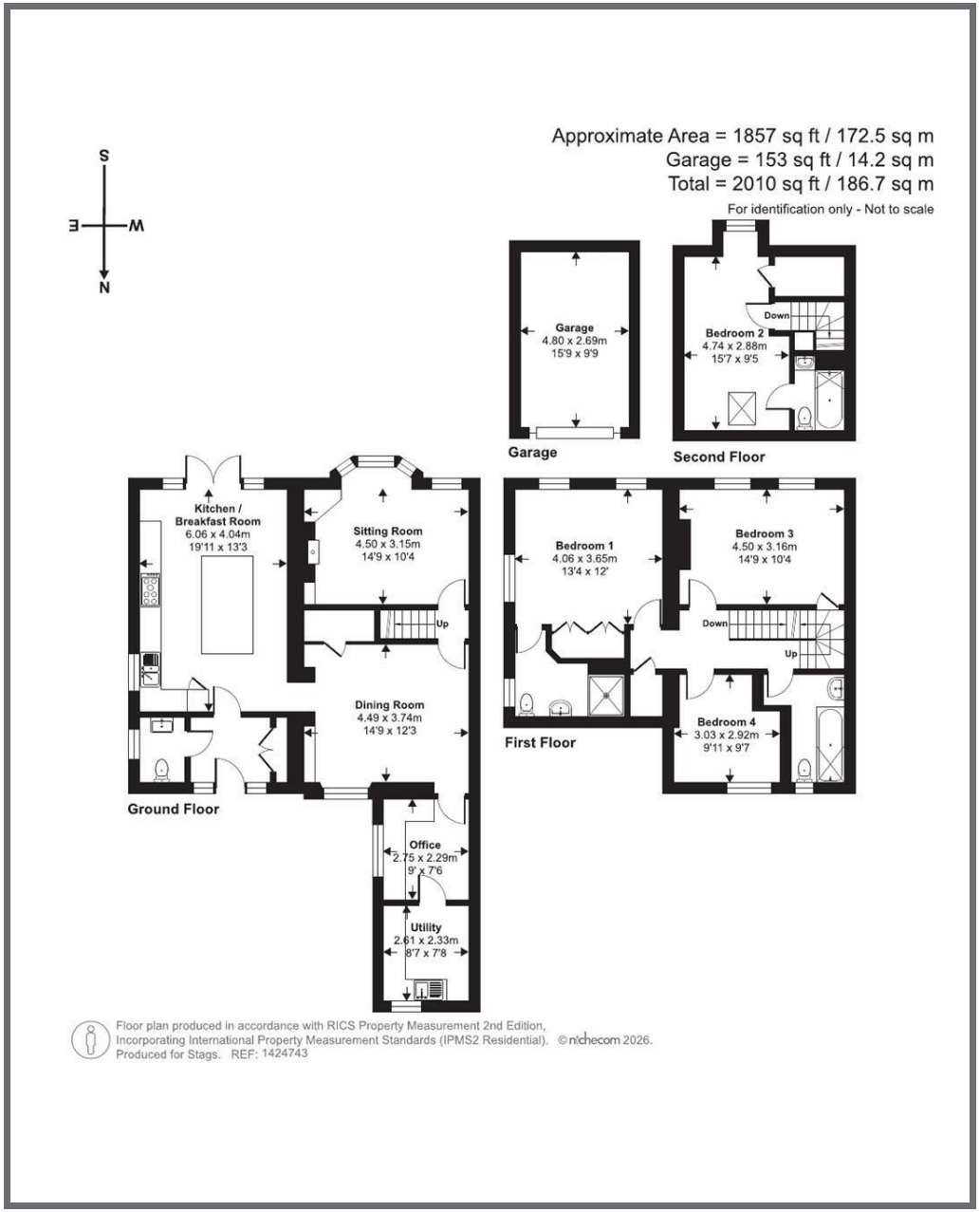
Mains drainage, gas, electricity, water. Gas central heating. Ultrafast broadband available (Ofcom), mobile signal variable outdoors (Ofcom). Please note the agents have not inspected or tested the services.

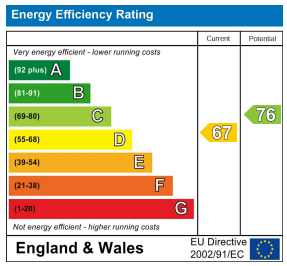
There is a pedestrian right of way to the neighbouring two properties along the side and rear of the property.

## DIRECTIONS

From Taunton take the B3227 through Norton Fitzwarren towards Wiveliscombe, continue along this road turning the right hand turning into Dene Road signposted to Cotford St Luke. Continue for a short distance taking the right turn signed to South Villas and Dene Barton, take the next right into South Villas and the property can be found at the end on the right hand side.

IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.




5 Hammet Street, Taunton, TA1 1RZ

taunton@stags.co.uk

01823 256625