



95 Burge Meadow

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



Taunton 5 miles

Well-Proportioned Accommodation Over Three Floors

- South Facing Garden
- Three Double Bedrooms
- Garage & Driveway
- Sitting Room
- Utility Room
- Recently Fitted New Boiler
- Views Over Fields
- Three W.Cs
- Council Tax Band D
- Freehold

Guide Price £310,000



SITUATION

Situated in a tucked away position on the edge of a popular development in the village of Cotford St. Luke. The village 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.

ACCOMMODATION

A generous entrance hallway welcomes you into the home, with a bay-fronted dining room/study complete with a window seat, an ideal spot for reading or working from home. The dining room/study opens through to the kitchen/breakfast room, which features black quartz floor tiles and a range of contemporary wall and base units. Integrated appliances include an electric double oven with grill, gas hob with extractor, and a sink with drainer, tiled splashbacks and subtle under-counter and plinth lighting. A practical utility room sits just off the kitchen, with plumbing for a washing machine, and access to a ground floor W.C. French doors open from the kitchen to the rear garden.

On the first floor is a well-proportioned double bedroom with two fitted wardrobes, a family bathroom, and the formal sitting room, a light and bright space that could equally serve as a further large bedroom, enjoying views across fields to the front. The second floor hosts two additional double

bedrooms, both with fitted wardrobes, including the principal bedroom which benefits from its own en suite shower room.

OUTSIDE

The south-facing rear garden is a particular highlight. Designed for both productivity and relaxation, it features an array of fruit trees, a grapevine, raised beds, a lawned area, and a sunny patio perfect for outdoor dining and entertaining. To the front, the property offers a single garage with power and light, along with driveway parking for two vehicles.

SERVICES

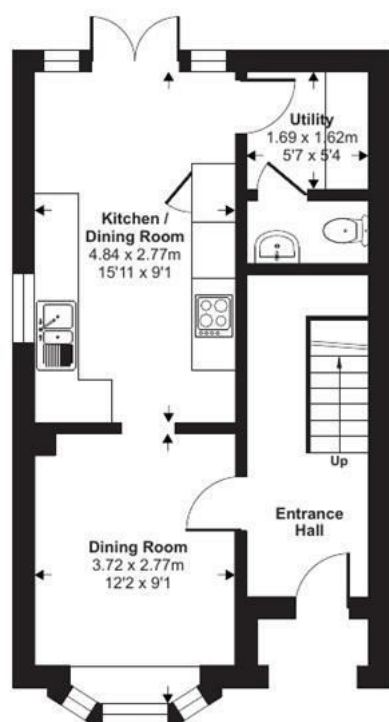
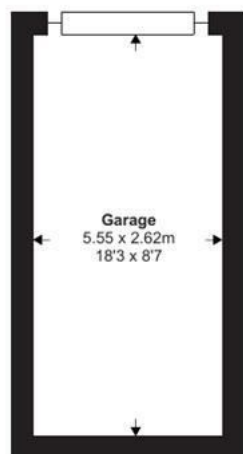
All mains services connected. Gas central heating with recently fitted new boiler. Please note the agents have not inspected or tested the services. Mobile signal good outdoor viable indoor with Three, variable outdoor with EE, O2 and Vodafone - Standard, superfast and ultrafast broadband available with Openreach and Airband (Info via Ofcom).

DIRECTIONS

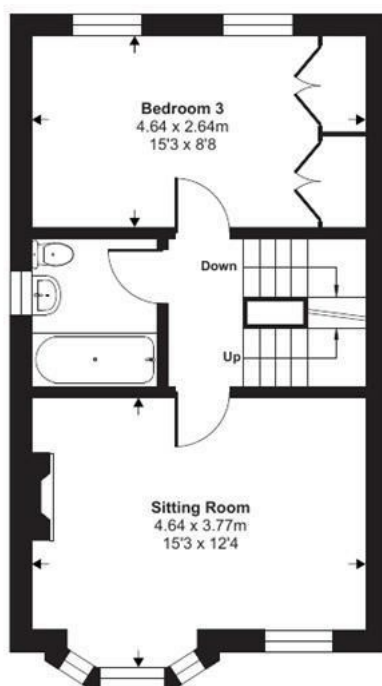
What3words: ///wedding.exotic.thrillers



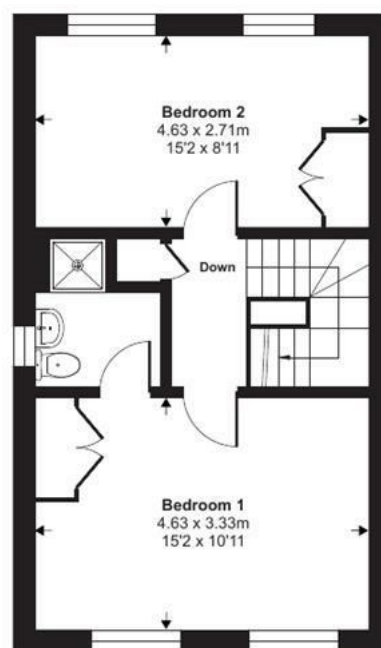
Approximate Area = 1218 sq ft / 113.1 sq m
 Garage = 157 sq ft / 14.5 sq m
 Total = 1375 sq ft / 127.6 sq m
 For identification only - Not to scale



Ground Floor



First Floor

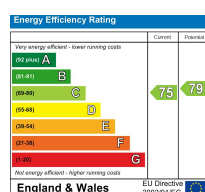


Second Floor



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n1che.com 2026. Produced for Stags. REF:

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

01823 256625

taunton@stags.co.uk

stags.co.uk



@StagsProperty

Cornwall | Devon | Somerset | Dorset | London