18 Rogers Walk, TA4 1HY
£260,000 Freehold

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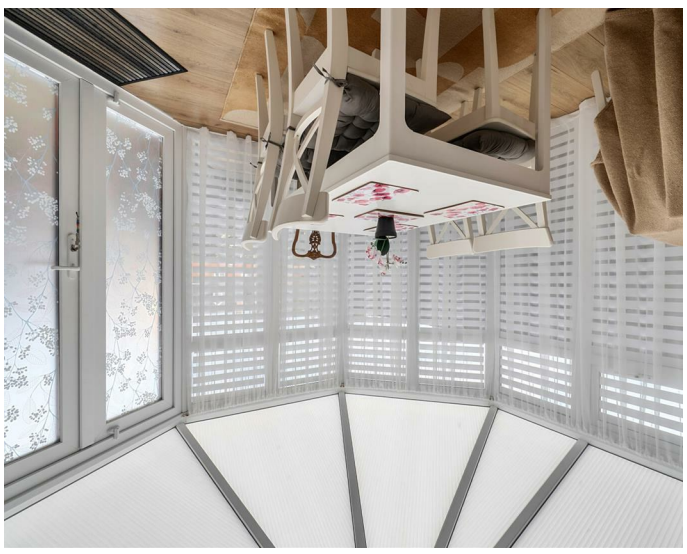
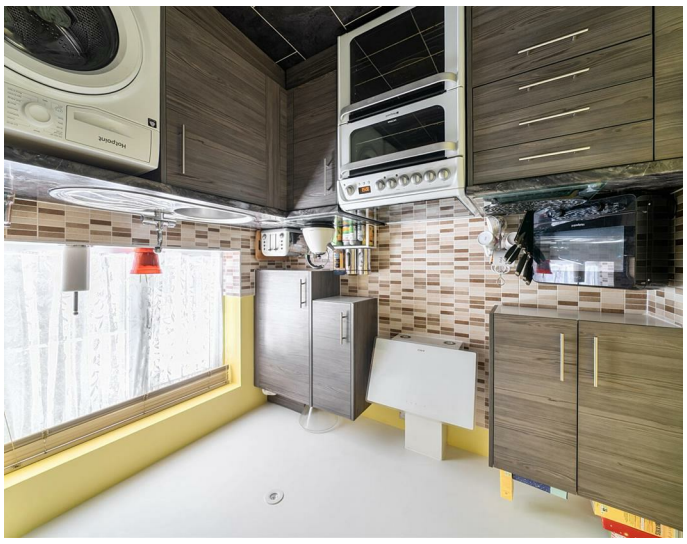
Wilkie May & Tuckwood





GENERAL REMARKS AND STIPULATIONS:
Tenure: Freehold
Services: Mains water, mains electricity, mains drainage, gas fired central heating
Local Authority: Somerset Council
Property Location: w3w ///heeding.alike.dispose
Council Tax Band: C
Broadband Availability: Ultrafast with up to 1800Mbps download speed and 220 Mbps upload speed.
Mobile Phone Coverage: Check: https://www.ofcom.org.uk/mobile-coverage-checker
Flood Risk: Rivers & Sea—very low. Surface water—very low.
Agents Note: Details accurate as of August 2026

MPORTANT NOTICE: Wilkie May & Tuckwood, for themselves and for the vendors of this property whose agents they are, give notice that: 1) These particulars are intended to give a fair and substantially correct overall description of the property for the guidance of prospective purchasers. They do not constitute, nor form part of, any offer or contract. 2) All descriptions, dimensions, areas, references to condition, necessary permissions for use and occupation, and any other details are given in good faith and are believed to be correct. However, prospective purchasers should not rely on them as statements or representations of fact and must satisfy themselves, by inspection or otherwise, as to their accuracy. 3) No person in the employment of Wilkie May & Tuckwood has authority to make or give any representation or warranty in relation to this property, or to enter into any contract on behalf of the vendor. 4) Wilkie May & Tuckwood cannot accept responsibility for any expenses incurred by prospective purchasers in inspecting properties which may subsequently be sold, let or withdrawn.

MEASUREMENTS AND OTHER INFORMATION: All measurements are approximate and have been taken by Nichecom. While we endeavor to ensure our sales particulars are accurate and reliable, if there is any point of particular importance to you, please contact the office and we will be pleased to check the information for you. The agent has not tested any apparatus, equipment, fixtures, fittings or services and therefore cannot verify that they are in working order or fit for purpose. Prospective purchasers are advised to obtain verification from their solicitor, surveyor or other appropriate professional. References to the tenure of the property are based on information supplied by the seller. The agent has not had sight of the title documents and prospective purchasers are advised to obtain verification from their solicitor.

CONVEYANCING REFERRALS: We routinely refer potential sellers and purchasers to a selection of recommended local conveyancing firms. Whether to use any of these services is entirely your decision. Should you choose to do so, please be aware that we may receive a referral payment of no more than £150 plus VAT.

ANTI-MONEY LAUNDERING CHECKS: Once an offer is accepted by our client, an administration fee of £30 including VAT per buyer will be payable in order to process the necessary checks relating to our compliance with Anti-Money Laundering legislation. This is a non-refundable payment and cannot be returned should the purchase not proceed. Payment can be made by card or BACS transfer.

FINANCIAL EVALUATION: In accordance with the Code of Practice for Residential Estate Agents, at the time an offer is made and considered by the seller, we are required to take reasonable steps to establish the source and availability of the prospective purchaser's funds. This information will be passed to the seller and may include whether the purchaser needs to sell a property, requires a mortgage, claims to be a cash buyer, or any combination of these. These reasonable steps continue after acceptance of the offer until exchange of contracts and include regular monitoring of the purchaser's progress in securing the funds required, with relevant updates reported to the seller.

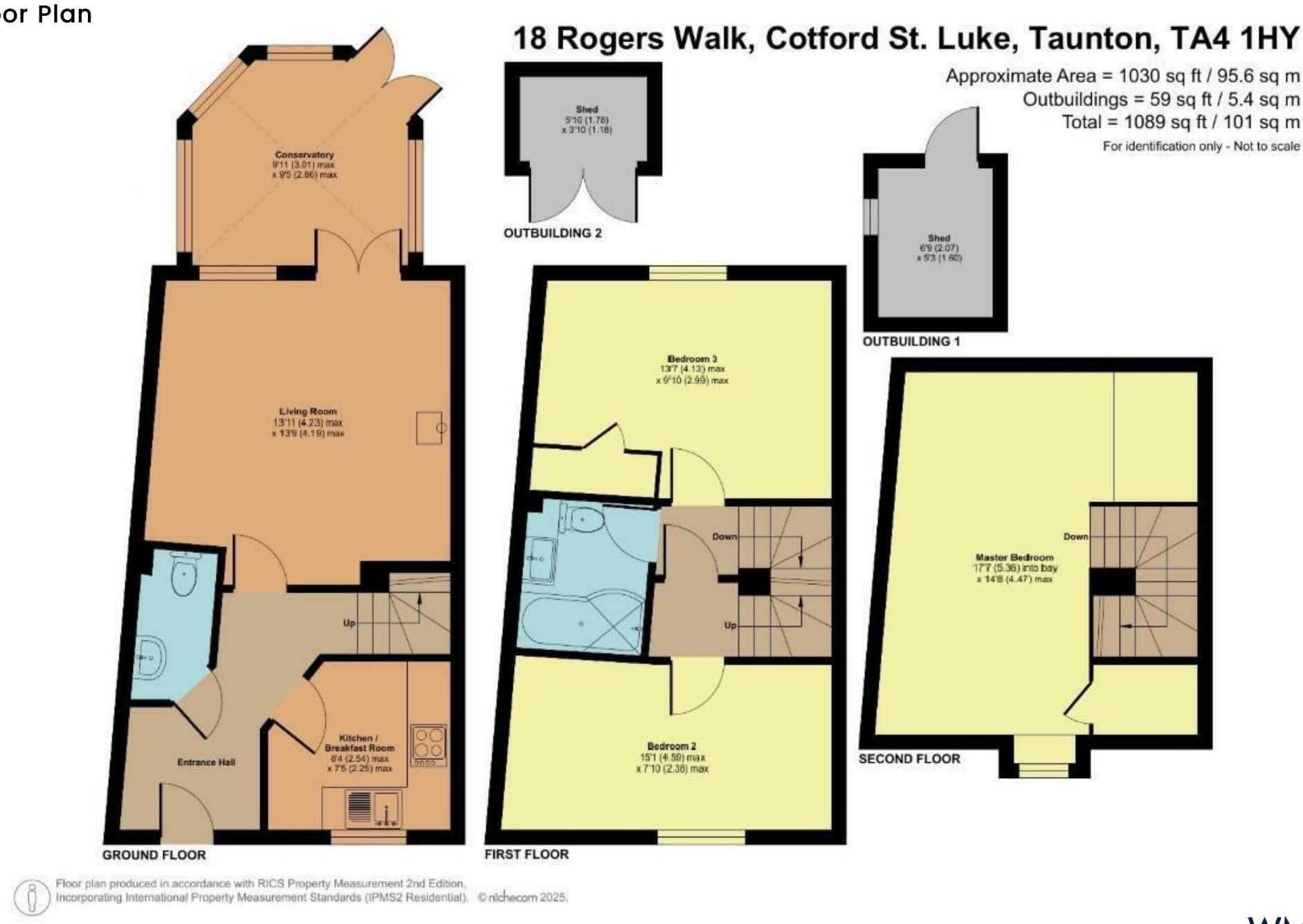
The Property Ombudsman rightmove

Tel: 01823 332121

Winchester House Corporation Street, Taunton, Somerset, TA1 4AJ

WM&T

Floor Plan



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Description

- Three Double Bedrooms
- Well- Presented Accomodation
- Village Location
- Conservatory Extension
- Low-Maintenance Tiered Garden
- Allocated Parking For 2 Cars
- Gas Central Heating
- UPVC Double Glazing
- Close To Village Amenities

Nestled in the popular village of Cotford St. Luke, Taunton, this well-presented end-terraced townhouse offers a delightful blend of comfort and convenience. Arranged over three floors, the property features three spacious double bedrooms and benefits from gas central heating, uPVC double glazing, and a convenient position close to local amenities.

Upon entering, you are welcomed by an entrance hall with a cloakroom off and stairs rising to the first floor. The fitted kitchen is positioned to the front of the property and offers a range of matching wall and base units, a stainless steel sink with mixer tap, space for a freestanding cooker with extractor hood above, a tall fridge/freezer, and a washing machine.

The hallway leads through to a generous living room, providing an ideal space for relaxing or entertaining. uPVC French doors open into a light-filled conservatory, creating an additional reception space that is perfect for family dining and providing direct access to the rear garden.

The first floor offers two spacious double bedrooms, complemented by a modern refitted family bathroom. The bathroom comprises a P-shaped bath with a shower over, complete with both a handheld attachment and rainfall shower head, a wash hand basin with vanity storage beneath, and a low-level WC. Occupying the second floor, the impressive master bedroom is a generous room with sloped ceilings, benefitting from both a dormer window and a Velux window, allowing plenty of natural light to flood the space.

Outside, the enclosed, low-maintenance rear garden is arranged over two tiers, providing a private outdoor space to enjoy. Steps lead down to the lower tier, which is currently used for storage, while a rear access gate leads to the parking area. The property also benefits from two allocated parking spaces, providing convenience for both residents and visitors.

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