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6 South Villas

6, South Villas, Cotford St. Luke, Taunton, TA4 1DD



Taunton Town Centre 6 miles

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## Characterful Victorian Home With Countryside Views

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- Panoramic Countryside Views
- South Facing Garden
- Sought After Residence
- Distinguished Period Home
- Wood-Burning Stoves
- Modern Fitted Kitchen
- Parking For Two Cars
- Three W.Cs
- Council Tax Band B
- Freehold

Guide Price £350,000

### SITUATION

Occupying a delightful edge of village position, the property enjoys a pleasant outlook on the fringe of the ever popular village of Cotford St Luke, which offers a useful range of day to day amenities including a village shop, primary school and popular pub. The county town of Taunton lies approximately six miles away and provides a comprehensive selection of shopping, leisure and educational facilities, along with a mainline railway station and convenient access to the M5 at Junction 25.

### ACCOMODATION

The accommodation is beautifully presented throughout, combining character features with modern comforts. The ground floor features a well appointed open plan kitchen, fitted with a range of contemporary units and enjoying a Velux window providing excellent natural light. The kitchen flows through to the dining room, which retains attractive period details including an original fireplace with inset wood burning stove. A separate utility area and ground floor cloakroom complete the kitchen space.

The generous sitting room provides an inviting and comfortable living area, featuring a further wood burning stove and French doors opening directly onto the rear garden, creating an excellent connection between indoor and outdoor living.

To the first floor are two well proportioned bedrooms, both served by a modern fitted shower room comprising shower enclosure, WC and wash hand basin. The principal bedroom enjoys delightful south facing views over the surrounding countryside. A further staircase leads to the second floor, where there is a spacious third bedroom benefiting from far reaching views of the Blackdown Hills and its own WC.

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### OUTSIDE

To the rear, the south facing garden has been carefully landscaped and comprises a brick paved terrace ideal for outdoor dining, well stocked mature borders and beds, and a meandering path leading to the far end of the garden. Here, a timber garden room and decked seating area enjoy an open outlook over a field beyond. To the front of the property are two off road parking spaces along with a useful shed/outhouse providing additional storage.

### SERVICES

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.

### AGENTS NOTE:

As is common with terraced properties of this age there is a right of access across the rear of the terrace.

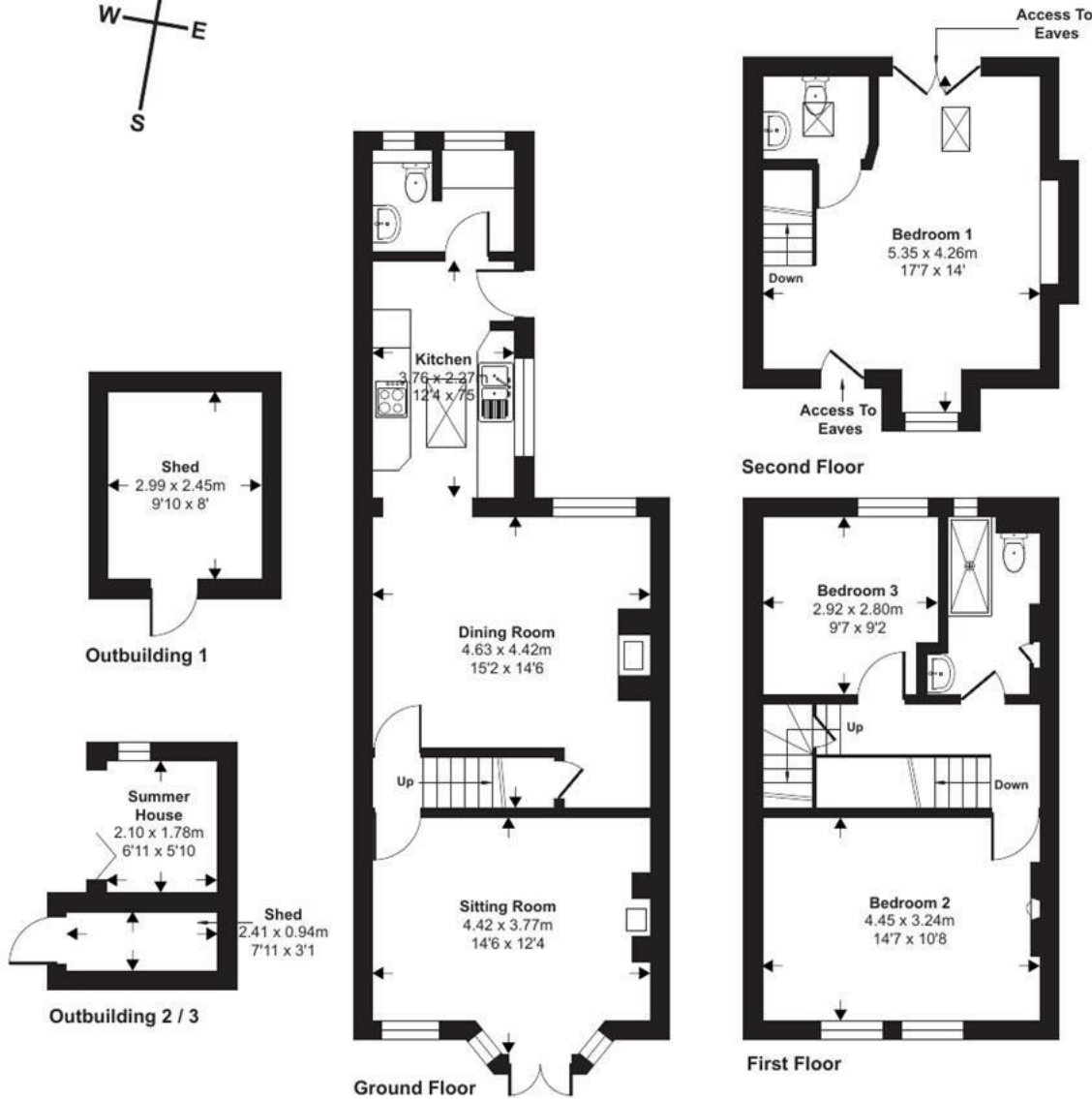
### DIRECTIONS

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.



Approximate Area = 1147 sq ft / 106.5 sq m  
 Outbuildings = 143 sq ft / 13.2 sq m  
 Total = 1290 sq ft / 116.7 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © ntxcom 2026. Produced for Stags. REF: 1436437

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A (92-100)		
B (81-91)			
C (69-80)		69	75
D (55-68)			
E (39-54)			
F (21-38)			
Not energy efficient - higher running costs	G (1-20)		

England & Wales EPC Directive 2002/91/EC

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