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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.

rightmove

The Property Ombudsman

Tel: 01823 332121

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

WM&T

GENERAL REMARKS AND STIPULATIONS:

Tenure: The property is offered for sale freehold by private treaty with vacant possession on completion.

Services: Mains water with meter, mains electricity, gas fired central heating.

Local Authority:

Property Location: [/// spans.sobbed.outline](#)

Council Tax Band: E

Broadband Availability: Ultrafast with up to 1800 Mbps download speed and 900 Mbps upload speed. <https://www.ofcom.org.uk/mobile-coverage-checker>

Mobile Phone Coverage: Check: <https://www.ofcom.org.uk/mobile-coverage-checker>

Flood Risk: Rivers & Sea—very low, Surface water—very low.

Description

- Detached House
- Four Bedrooms
- Three Reception Rooms
- Built In 2000
- Village Location
- Solar Panels
- uPVC Double Glazed
- Mains Gas Fired Central Heating

Situated within the popular village of Cotford St Luke, is this beautifully presented, four bedroom family home, which is offered to the market with no onward chain. The accommodation is arranged over two floors, is warmed via a mains gas fired central heating system, and is uPVC double glazed.

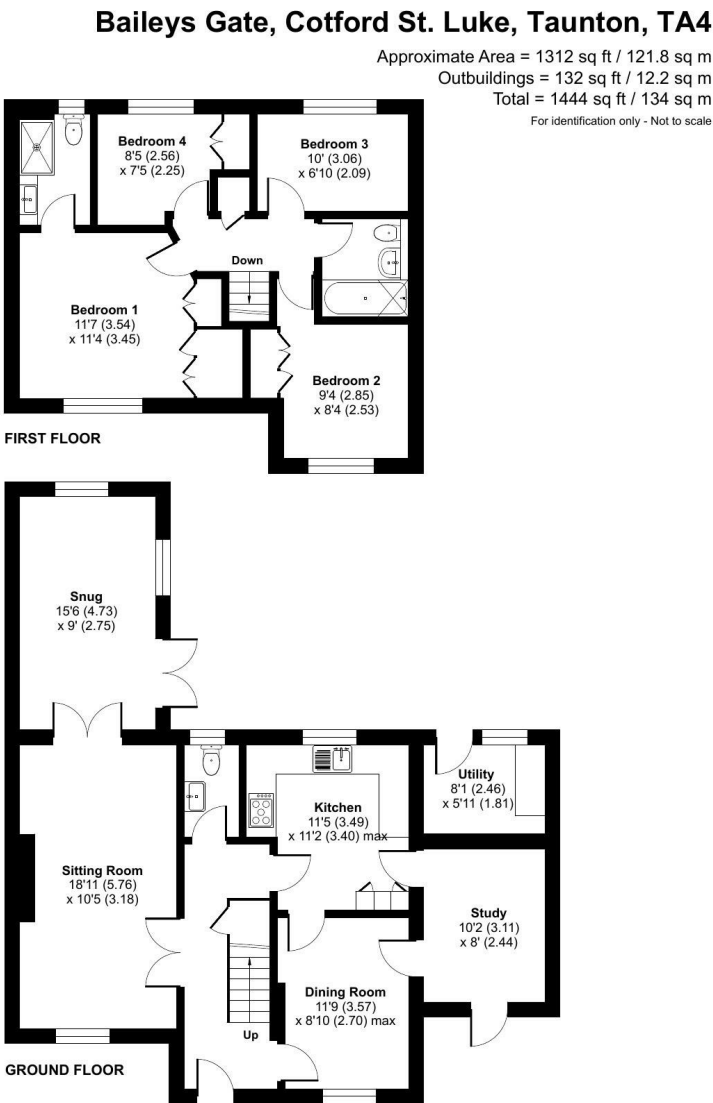


The accommodation comprises, in brief; an entrance hallway with stairs rising to the first floor and a cloakroom with low-level WC. The living room enjoys a large front facing window and double doors opening into the snug extension which benefits from underfloor heating and in turn features French doors leading out to the rear garden. The modern kitchen offers a range of matching wall and base units with work surfaces above, along with an integrated dishwasher, fridge/freezer, washing machine, microwave and a range cooker. The garage has been thoughtfully converted to provide a utility room and study, adding valuable versatility to the home. Off the kitchen there is the utility room which has a uPVC double glazed door opening to the driveway. The dining room has a window to the front and a

door returning to the hallway. The study is accessed from the dining room and benefits from a uPVC double glazed door opening to the front garden. On the first floor there are four bedrooms, including a master with en-suite shower room, along with a family bathroom. Externally, the rear garden is low maintenance and laid predominantly to patio. There is also a useful side access and a good sized timber effect shed. To the front of the property, the garden is mainly laid to lawn and enjoys excellent privacy thanks to mature hedging and shrubs. There are two off-road parking spaces. A key feature of this property is the owned-outright solar panels.



Floor Plan



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n3chem 2025. Produced for JREA Ltd TA Wilkie May & Tuckwood, Taunton. REF: 1376311

