



2 St Lukes Mews



# 2 St Lukes Mews

Cotford St. Luke, Taunton, TA4 1NT

Taunton Town Centre 5 miles

A well presented, three bedroom, brick built home with garden and garage

- Entrance hall, cloakroom with wc
- Kitchen/dining room
- Fitted bathroom
- Cul-de-sac position
- Council Tax band C
- Sitting room
- Three bedrooms
- Garden and garage
- No onward chain
- Freehold

Guide Price £240,000

## SITUATION

St Lukes Mews is found in the popular modern village of Cotford St Luke approximately 6 miles from the county town of Taunton. The village itself offers a small range of day to day amenities which include, convenience store, public house and primary school. A larger range of shopping, leisure and scholastic amenities can be found in Taunton along with access via junction 25 to the M5 motorway and a mainline intercity railway station.

## DESCRIPTION

2 St Lukes Mews is a modern attached family home which occupies a peaceful cul-de-sac position within the development of Cotford St Luke and would make an ideal first time buy or investment purchase. The property benefits from uPVC double glazing and gas central heating throughout and is further enhanced by an enclosed rear garden which is laid to patio for ease of maintenance.



## ACCOMMODATION

The front door leads to an entrance hall with a downstairs cloakroom off, a further door leads to a good sized living room with front aspect window and stairs rising to the first floor. A kitchen/diner is found at the rear of the property and is fitted with a range of matching wall and base units with roll edge work surfaces, splashbacks, oven, hob and extractor with plumbing and space for washing machine. The dining area has space for a breakfast table as well as doors opening out onto the rear garden.

On the first floor there are three bedrooms and a family bathroom.

## OUTSIDE

To the front steps lead up to the front door with an area of garden to either side at the front and to the rear the gardens are enclosed by wooden fencing panels and laid to patio for ease of maintenance. There is an adjacent garage.

## SERVICES

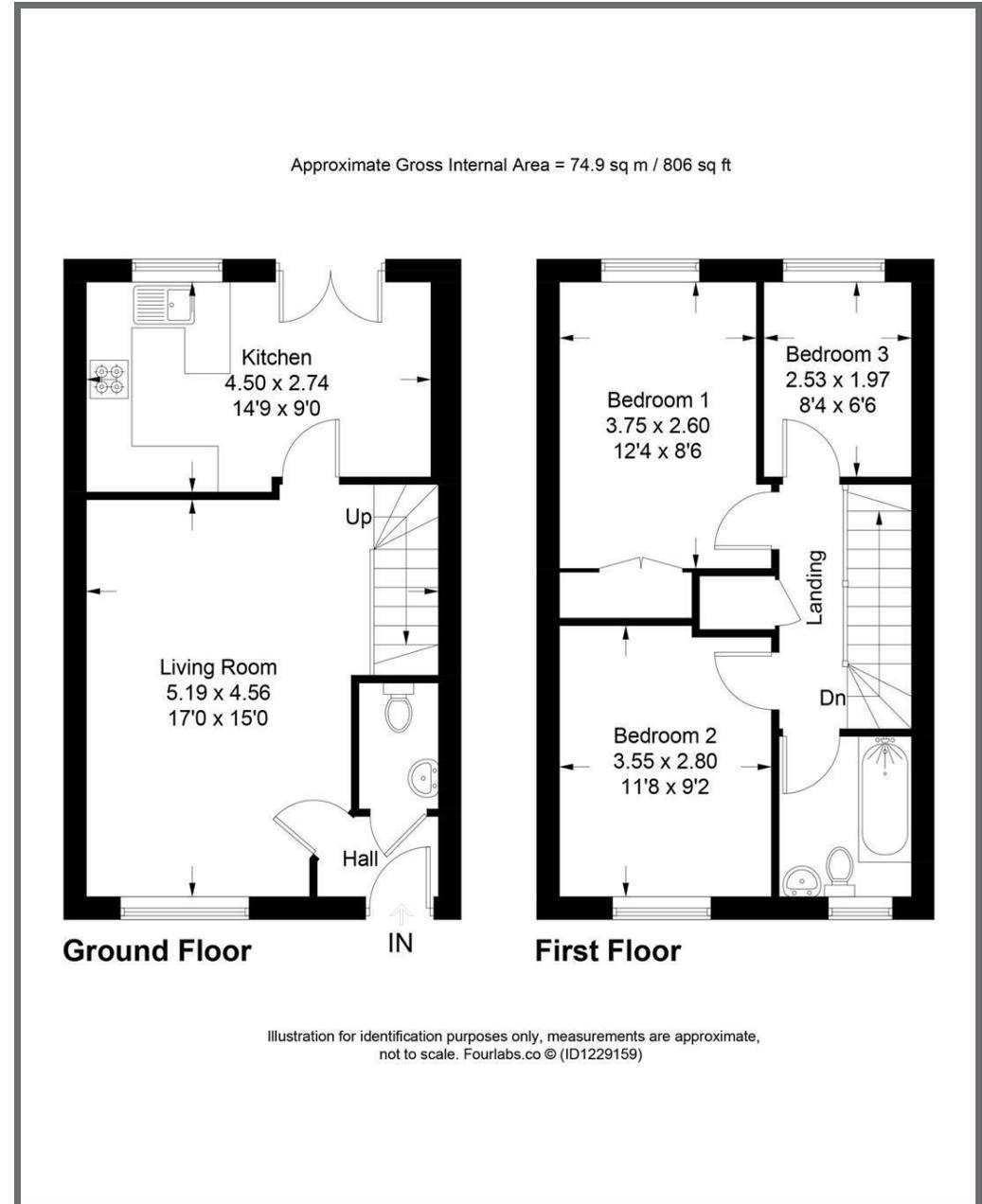
Mains electricity, water, drainage, gas. Gas fired central heating. Ultrafast broadband available (Ofcom), mobile signal variable outdoors (Ofcom). Please note the agents have not inspected or tested the services.

## DIRECTIONS

Proceed out of Taunton on the A358 Minehead road passing through the hamlet of Pen Elm and Norton Manor Camp, continue along this road until reaching a roundabout. Here take a left hand turn following signs for Cotford St Luke. On entering the village proceed to the first mini roundabout here take a right hand turn into Graham Way and proceed down the hill before taking the next left at the mini roundabout into St Lukes Mews



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.



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		89
(81-91)	B		
(69-80)	C		77
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	