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COMING SOON

COMING SOON, Cotford St. Luke, Taunton, TA4 1DD

### COMING SOON

A beautifully presented three-bedroom period home set in a desirable position on the edge of the sought after village of Cotford St Luke. Believed to date from the late 19th century, this charming property has been thoughtfully updated while retaining its character throughout.

The ground floor features an open-plan kitchen and dining area, complete with fitted units, utility space and ground floor W.C. The dining room offers attractive period features, and a spacious living room enjoys French doors opening to the rear garden.

Upstairs, the first floor provides two well-proportioned bedrooms and a modern fitted shower room. A generous third bedroom occupies the third floor, benefiting from far-reaching views of the Blackdown Hills and its own W.C.

Call Stags today on 01823 256625 to arrange a viewing.

### SERVICES

All mains services connected. Gas central heating. EPC to be confirmed. Ultrafast broadband available (Ofcom), mobile signal variable outdoors (Ofcom). Please note the agents have not inspected or tested the services.

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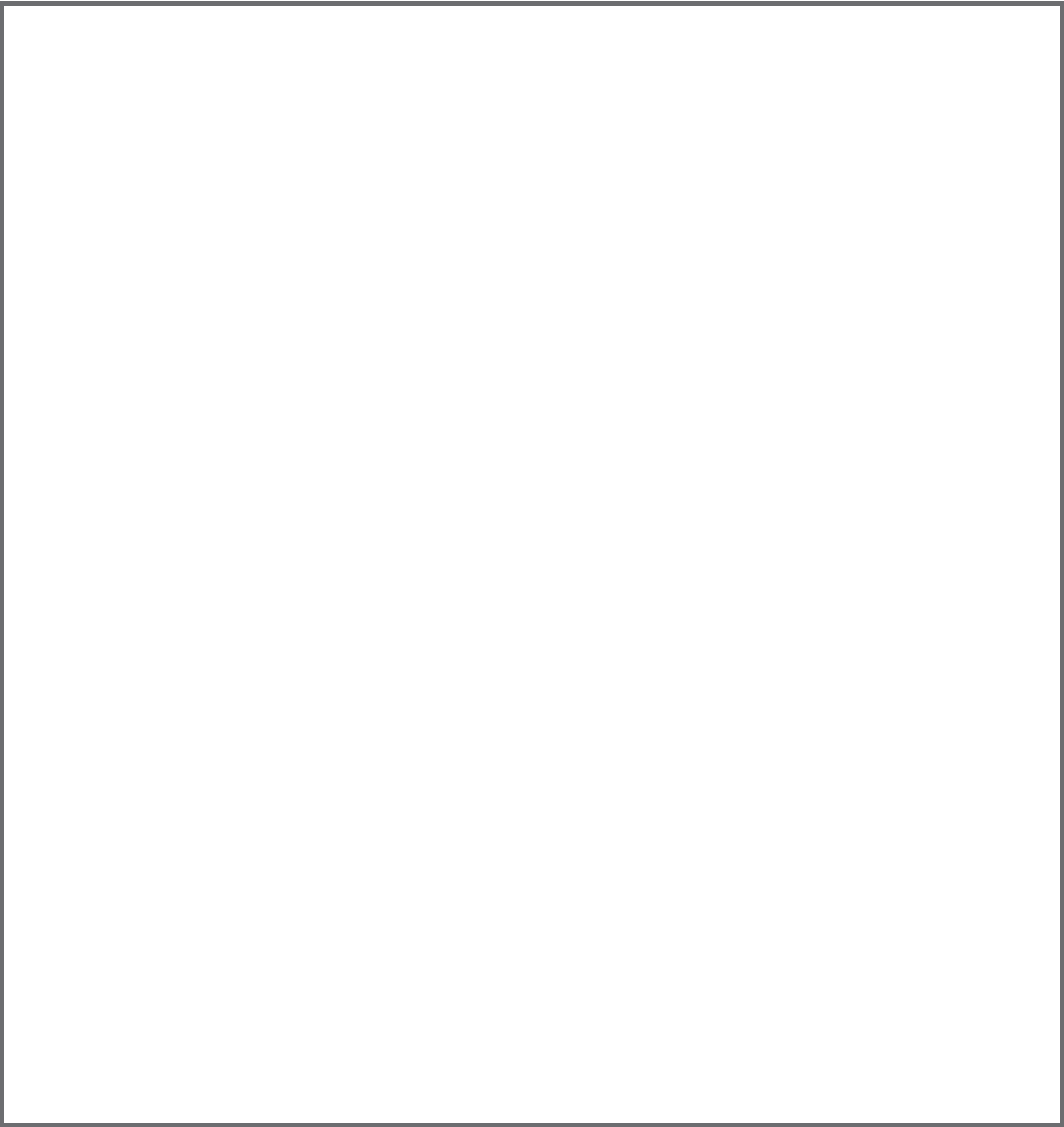
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- Panoramic Countryside Views
- South Facing Garden
- Distinguished Period Home
- Spacious Layout
- Modern Fitted Kitchen
- Private Parking
- Available For Viewings

Guide Price £350,000



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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.



| Energy Efficiency Rating                    |  | Current                 | Potential |
|---------------------------------------------|--|-------------------------|-----------|
| Very energy efficient - lower running costs |  |                         |           |
| (92-100) A                                  |  |                         |           |
| (81-91) B                                   |  |                         |           |
| (69-80) C                                   |  |                         |           |
| (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 |           |

5 Hammet Street, Taunton, TA1 1RZ  
01823 256625  
taunton@stags.co.uk  
stags.co.uk