



GENERAL REMARKS AND STIPULATIONS:

Tenure: Freehold

Services: All mains services, mains electricity, mains gas, mains water, mains drainage.

Local Authority: Somerset Council, County Hall, The Crescent, Taunton, TA1 4DY

Property Location: <https://what3words.com/instilled.darling.window>

Council Tax Band: F

Broadband Availability: Ultrafast up to 1800 Mbps download & 220 Mbps upload speed.

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

Flood Risk: Surface Water – Very Low, Rivers & sea – Very Low.

Agents Note:

IMPORTANT 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, areas, dimensions, 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for any expenses incurred by prospective purchasers in inspecting properties which may subsequently be sold, let or withdrawn.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 take reasonable steps to establish the source and availability of the prospective purchaser's funds. 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



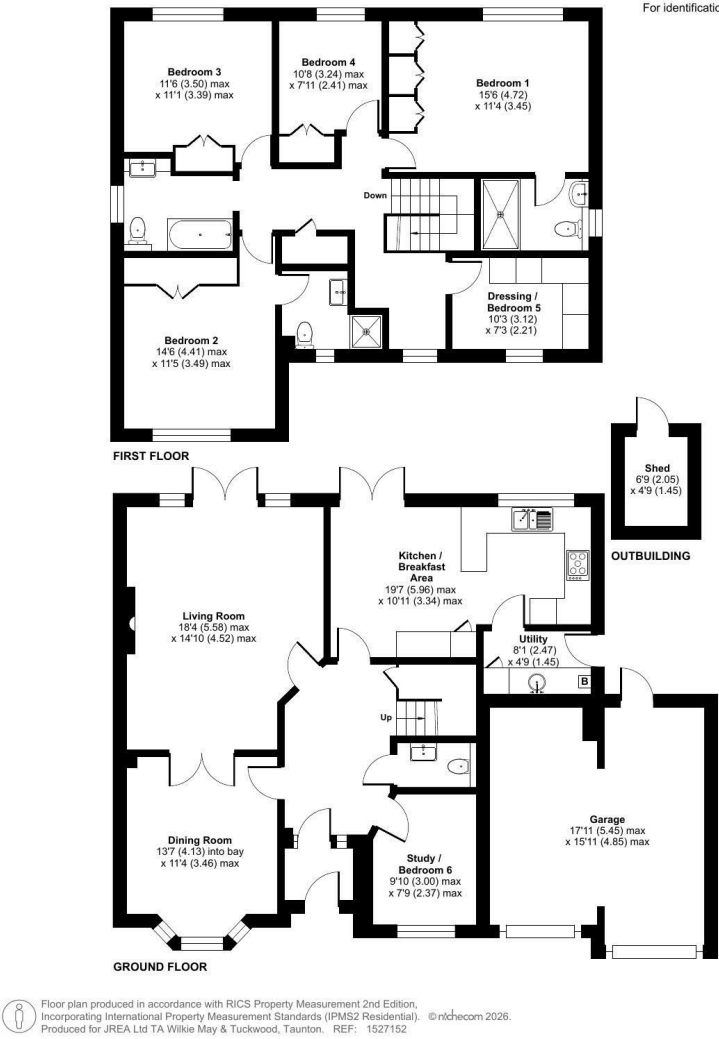
Tel: 01823 332121

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

WM&T

Acland Round, Cotford St. Luke, Taunton, TA4

Approximate Area = 1863 sq ft / 173 sq m
Garage = 275 sq ft / 25.5 sq m
Outbuilding = 32 sq ft / 2.9 sq m
Total = 2170 sq ft / 201.4 sq m
For identification only - Not to scale



Description

- Executive Detached Family Home
- Double Garage and Driveway
- Beautifully Presented Throughout
- Five Bedrooms (Two with En-suite Facilities)

A beautifully presented and comprehensively upgraded five-bedroom modern executive detached family home, occupying a highly favourable position overlooking a green within the popular village of Cotford St Luke. Believed to have been constructed circa 2000 by Messrs Westbury Homes, this impressive property has been thoughtfully improved over recent years and now offers spacious and versatile family accommodation, complemented by an integral double garage, generous driveway parking and a landscaped rear garden. Notable improvements include a comprehensively refitted kitchen in April 2026, refitted utility room, two refitted en-suite shower rooms and family bathroom, together with a new gas boiler installed within the last two years. Further benefits include uPVC double glazing and mains gas central heating.



Accommodation
A front door opens into a wide and welcoming entrance hall, with doors leading to all principal ground-floor rooms, with the exception of the utility room.

The generous living room is positioned to the rear of the property and enjoys an attractive outlook over the garden. French doors provide direct access onto the rear patio and garden, creating a lovely connection between the indoor and outdoor living spaces. Double-panel glazed doors lead from the entrance hall into the separate dining room, which benefits from front-aspect windows and provides an excellent space for formal dining and entertaining. Opposite the dining room is a useful study, ideally suited to those working from home or requiring a dedicated office or hobby space. The kitchen has been comprehensively refitted in April 2026 and provides an impressive contemporary heart to the home. It comprises a stylish range of matching wall and base units, complementary work surfaces with upstands, integrated double oven, gas hob with extractor over, integrated fridge/freezer and dishwasher. There is ample room for a dining table, together with access to the outside. A separate utility room houses the wall-mounted Vaillant gas boiler and provides space and plumbing for a washing machine and tumble dryer, together with a further door giving access to outside. A refitted cloakroom completes the ground-floor accommodation.

First Floor
The first floor provides five bedrooms, making this an ideal home for a growing

family. Bedroom one is a particularly generous principal bedroom and benefits from large built-in wardrobes together with a refitted en-suite shower room. Bedroom two also benefits from its own refitted en-suite facilities. The remaining three bedrooms provide excellent flexibility and could be utilised as children's bedrooms, guest accommodation or additional home-working/hobby space. A refitted family bathroom completes the first-floor accommodation and features a Jacuzzi bath.

Outside
To the front of the property is a double-width tarmac driveway, providing excellent off-road parking and leading to the integral double garage. The integral double garage benefits from two separate up-and-over doors, together with power and lighting, and provides useful storage and parking facilities. The rear garden is fully enclosed and attractively landscaped, offering a combination of shaped paved patio and lawned areas. The garden provides an excellent setting for outdoor dining, entertaining and family recreation, while also incorporating a timber shed and outside tap.