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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.

Agents Note:

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/reflected.resettle.suffer>
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.

GENERAL REMARKS AND STIPULATIONS:

Tenure: Freehold



5 Healys Meadow, TA4 1PB
£525,000 Freehold


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Wilkie May
& Tuckwood

Floor Plan



Denotes restricted head height

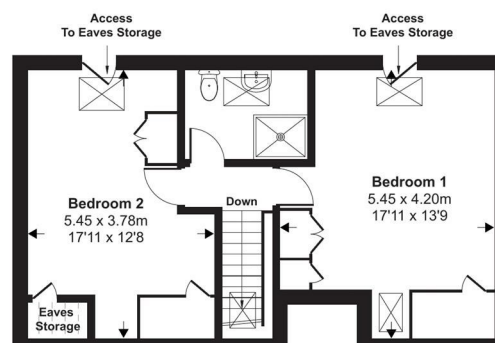
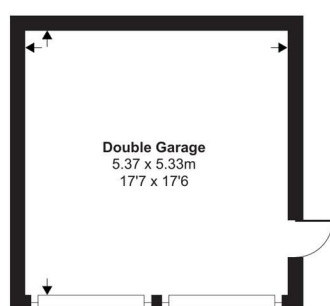
Approximate Area = 2205 sq ft / 204.8 sq m

Limited Use Area(s) = 13 sq ft / 1.2 sq m

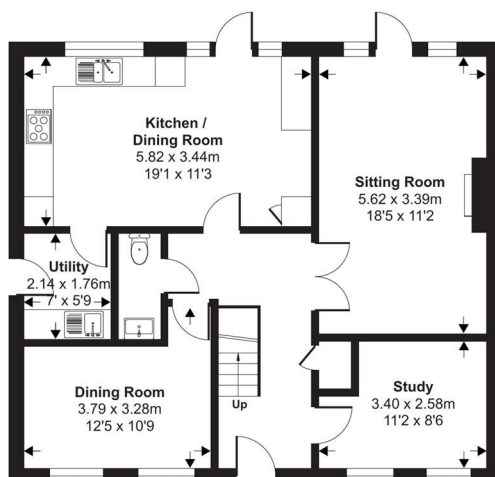
Garage = 308 sq ft / 28.6 sq m

Total = 2526 sq ft / 234.6 sq m

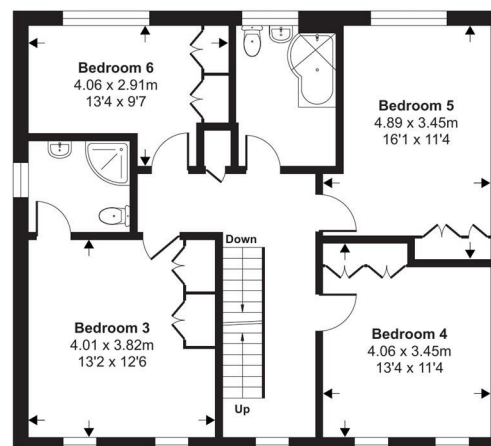
For identification only - Not to scale



Second Floor



Ground Floor



First Floor

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). Produced for Stags. REF: 1482632 © nichecom 2026.

WM&T

Description

Constructed in 2001 by David Wilson Homes, this well-presented and significantly upgraded six-bedroom detached family home occupies a peaceful cul-de-sac position within the popular village of Cotford St Luke.

Offering spacious and versatile accommodation arranged over three floors, the property would ideally suit a growing family or those requiring dedicated home-working space. Notable benefits include refitted uPVC double glazing, refitted kitchen, mains gas-fired central heating and a detached double garage with a driveway providing additional off-road parking for at least 4 cars.



The property is approached via a front door leading into a spacious entrance hall, featuring a staircase rising to the first floor and doors to the principal ground-floor reception rooms. Positioned at the rear of the property, the living room provides a comfortable and inviting space, featuring a modern gas fire and a door opening out to the rear garden. A separate dining room offers an ideal setting for family meals and entertaining, while a useful study provides an excellent space for home working. The kitchen/breakfast room has been comprehensively refitted with a contemporary range of matching wall and base units, complemented by work surfaces and upstands. Integrated appliances include two single Neff hide and slide ovens and a Neff five-burner gas hob, with additional space for an American-style fridge freezer. The room also benefits from access to the rear garden. A separate utility room provides space for a washing machine and tumble dryer, together with a recently installed wall-mounted Vaillant gas boiler.

The first-floor landing gives access to four well-proportioned bedrooms, all benefiting from fitted wardrobes. The principal bedroom enjoys the additional advantage of a refitted en-suite shower room. Completing this floor is a refitted family bathroom, fitted with a modern P-shaped bath with shower over.

The second floor provides two further guest bedrooms, both featuring Velux windows to both sides, fitted wardrobes and useful eaves storage. A further refitted shower room serves this floor, creating a versatile arrangement ideal for older children, visiting guests or those working from home.

Externally to the rear, the property enjoys a fully enclosed and landscaped garden, thoughtfully arranged with a paved patio, shaped lawn and established borders, providing an attractive setting for outdoor relaxation and entertaining. Side access leads to the detached double garage, which benefits from two up-and-over doors, an electricity supply and lighting. A separate gate accesses the driveway to the front of the garage providing valuable off-road parking for at least 4 cars.

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