



Grenville View | Cotford St. Luke | Taunton | TA4 1JH

£155,000



**WILSONS**

ESTATE AGENTS

Welcome to this attractive two-bedroom apartment, ideally situated in the sought-after Grenville View area of Cotford St Luke, Taunton.

Offering well-balanced accommodation extending to approximately 667 sq ft, this modern flat provides comfortable and practical living, perfect for a range of buyers.

Constructed in 2000, the property has been thoughtfully updated and is presented in excellent condition throughout. The contemporary bathroom benefits from newly fitted tiles, stylish shower rail and updated flooring, creating a fresh and modern feel. The kitchen has also been enhanced with new flooring, providing a functional and inviting space for everyday cooking. Recently redecorated throughout, the apartment offers a warm and welcoming atmosphere, ready for immediate occupation.

Centrally located within Cotford St Luke, the property enjoys easy access to a variety of local amenities, including a village shop, school and restaurant. The area is further complemented by large open green spaces, regularly used by the local community for football and recreational activities, as well as a nearby children's play area.

This well-maintained apartment represents an excellent opportunity for first-time buyers, investors or those looking to downsize, combining modern living with a strong sense of community in a desirable residential location. Early viewing is highly recommended to fully appreciate everything this charming home has to offer and to envision your future in this delightful setting.

**Living Room**

15'11" x 9'1" (4.9m x 2.8m)

This bright and inviting living room offers a spacious place to relax and unwind. It features two large windows that fill the room with natural light and provides views of the greenery outside. The soft, neutral carpet and walls create a calm atmosphere, while the room's layout allows for comfortable seating and entertainment. The space flows seamlessly into the adjacent dining area, making it ideal for both everyday living and entertaining guests.

**Kitchen**

8'8" x 7'10" (2.6m x 2.4m)

The kitchen is a practical and well-organised space, equipped with traditional wooden cabinetry and light-coloured countertops. It features essential appliances, including an electric hob & oven underneath. The kitchen is designed in a convenient galley style, with a window that brings in natural light, creating a bright and airy environment for cooking and meal preparation. It connects directly to the dining area through a welcoming archway, enhancing the flow between rooms.

**Dining Area**

9'5" x 9'4" (2.9m x 2.9m)

This cosy dining area is comfortably sized and situated close to the kitchen, making it perfect for casual meals and entertaining. Its position within the open living space ensures easy access and a natural flow between dining and relaxing. The neutral tones and carpeted floor offer a warm and inviting atmosphere.





### Bedroom 1

10'8" x 9'6" (3.3m x 2.9m)

Bedroom 1 is a generous double room featuring a large window that allows plenty of natural light and views of mature trees outside. The room is decorated in soft, neutral tones and has ample space for a double bed and storage furniture, making it a restful retreat.

### Bedroom 2

8'4" x 7'5" (2.6m x 2.3m)

Bedroom 2 is a cosy small double or guest room/office with a window that overlooks the outside greenery. Featuring neutral décor and carpeted flooring for comfort.

### Bathroom

6'11" x 4'7" (2.1m x 1.4m)

The bathroom is thoughtfully designed with a calming combination of white tiles and decorative accents, including a patterned floor and a feature tiled border. It has a fitted bath with a shower above, a pedestal basin, and a toilet, offering a neat and practical space for daily routines with a touch of character.

### Hall

6'11" x 4'7" (2.1m x 1.4m)

The hallway is a bright and welcoming space that connects the entrance to all main rooms. It features neutral decor and carpeted flooring, with doors leading off to the bedrooms, bathroom, and living areas, providing a practical and orderly flow throughout the home.

### Front Exterior

The exterior of the property is characterised by a charming cream painted facade with red brick detailing around the windows and roofline. The building is set within a quiet, leafy area with mature trees and well-maintained communal gardens, providing a peaceful and scenic environment. There is a parking area conveniently located to the front of the property.

### Leasehold information

Term 125 years

Remaining 99 years

End date 30/03/2125

Annual service charge £1146

Ground rent £0 Pa

Landlord and owner of the freehold title:

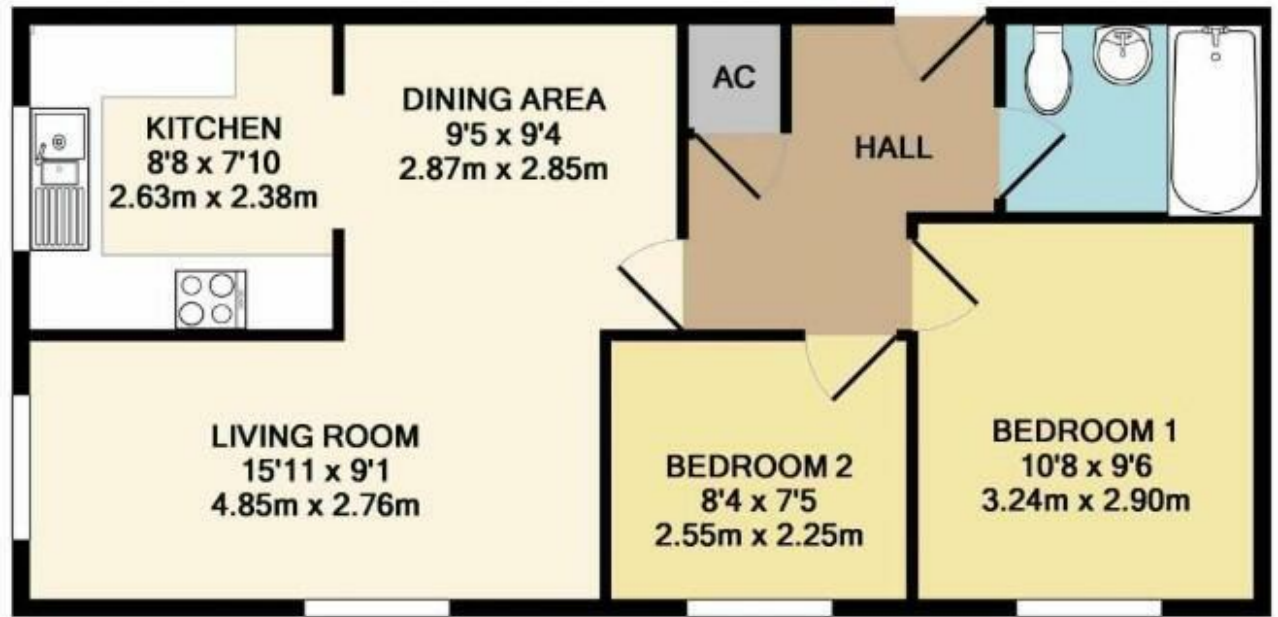
Cotford Green Apartments Management Company Limited

This Company is a not-for-profit company limited by guarantee. The ten owners are the ten members of the Company.

### Disclaimer

Wilson's has not inspected or tested any equipment, fixtures, fittings, or services within the property, and cannot confirm their working condition or suitability. We recommend you consult a Solicitor or Surveyor to verify the condition and functionality. Information regarding tenure is obtained by Land Registry, we advise that you obtain verification from your Solicitor. Items depicted in photographs are not included in the sale. The property is sold subject to rights of way, public footpaths, easements, wayleaves, covenants, and any matters that may affect the legal title. We have not verified the property's structural integrity, ownership, tenure, acreages, estimated square footage or planning/building regulations. Prospective purchasers are advised to seek validation of all the above matters prior to expressing any formal intent to purchase. Wilson's routinely refer buyers and sellers to local solicitors for conveyancing services and mortgage advisors for mortgage and protection advice. It is your decision whether to use these services. We receive a payment benefit for referring clients of no more than £250 per case. Once an offer is accepted by our client, an Administration Fee of £30 + VAT (£36) per buyer will be required for us to process the necessary checks relating to our compliance and Anti-money laundering obligations. This is a non-refundable payment and cannot be returned





### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	80	82
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

- Flat with 2 bedrooms
- Central location in Cotford St Luke
- Recently decorated throughout
- Close to shop, school, restaurant
- Well maintained communal gardens
- Allocated off road parking space
- 1 reception room
- Built in 2000
- 667 sq ft apartment
- Viewing recommended. No Chain

Council Tax Band B

EPC Rating C



SCAN ME