



Graham Way | Cotford St. Luke | Taunton | TA4 1HX

Offers Over £250,000



WILSONS
ESTATE AGENTS

Nestled in the charming village of Cotford St. Luke, Taunton, this modern terraced house on Graham Way offers a delightful blend of comfort and convenience. Spanning an impressive 1,119 square feet, the property boasts three well-proportioned bedrooms, making it an ideal home for families or those seeking extra space.

Upon entering, you are welcomed into a spacious reception room that provides a perfect setting for relaxation or entertaining guests. The layout is thoughtfully designed, ensuring a seamless flow throughout the home. With three bathrooms, including en-suite facilities, morning routines and guest accommodations are effortlessly managed, adding to the overall appeal of this residence.

The property also features a garage and off road parking, a valuable asset in today's busy world. The modern design and age of the house ensure that it meets contemporary living standards, providing a comfortable and stylish environment for its occupants.

Situated in a peaceful neighbourhood, this home is conveniently located near local amenities, schools, and transport links, making it an excellent choice for those looking to enjoy the tranquillity of village life while remaining connected to the wider area. This property is not just a house; it is a place where memories can be made and cherished for years to come.

Sitting Room

15' x 12' (4.56 x 3.67m)

This sitting room is a bright and welcoming space, measuring 4.56 by 3.67 metres (15' by 12'). It features a neutral carpet and two windows alongside French doors that open out, allowing plenty of natural light to fill the room. A fireplace with a wooden mantel adds a cosy focal point to the room, perfect for relaxing or entertaining.

Kitchen

14'6 x 8'7 (4.42 x 2.61m)

The kitchen offers a practical and spacious layout, fitted with warm wooden cabinetry and cream work surfaces. It includes a range cooker with extractor hood, a sink beneath a window overlooking the garden. The tiled floor and recessed lighting complete this functional cooking space.

Downstairs Cloakroom

The downstairs cloakroom provides a convenient WC and wash basin, ideal for guests and family use. It is positioned just off the hallway for easy access and has a practical layout.

Bedroom 1

23'3 x 14'11 (7.09 x 4.54m)

Located on the second floor, this large bedroom measures 7.09 by 4.54 metres (23'3" by 14'11") and benefits from a generous layout. It is carpeted with a warm, tone and has multiple angled ceilings with skylights, creating a spacious and airy feel. An en-suite shower room is accessible from this bedroom, fitted with a shower cubicle, toilet, and a skylight that brings in natural daylight.

Bedroom 2

14'5 x 8'11 (4.40 x 2.71m)

Bedroom 2 is a bright room measuring 4.40 by 2.71 metres (14'5" by 8'11"). It features neutral carpeting and a large window that fills the room with natural light. The built-in wardrobes provide useful storage, helping to keep the room tidy and uncluttered. This bedroom also benefits from an en-suite bathroom creating a private and comfortable space.

Bedroom 3

11'3 x 8'11 (3.42 x 2.72m)

Bedroom 3, measuring 3.42 by 2.72 metres (11'3" by 8'11"), with neutral carpeting and a window overlooking the front of the property. It includes built-in wardrobes providing convenient storage and versatile use as a guest room, child's bedroom or study.





Bathroom

The family bathroom is fitted with a white suite including a bath with mixer shower, a pedestal wash basin, and a toilet. The walls are partially tiled in neutral tones, and the flooring is practical with a light brown finish. This room provides all the necessary facilities for everyday use and has a clean, fresh feel.

Rear Garden

This rear garden offers a private outdoor space with a paved patio area and a mix of mature plants and flowers along the borders. A small wooden fence section adds character and separates areas, while a greenhouse provides opportunities for gardening enthusiasts to grow plants all year round. The garden is enclosed by wooden fencing for privacy and has a welcoming, homely feel.

Garage

There is a garage located to the rear of the property with parking space in front.

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.

Material Information

Part A

Council Tax: C

Tenure: Freehold

Part B

Water: Mains

Heating: Gas

Sewerage: Mains

Electricity: Mains

Mobile coverage & Broadband coverage:

<https://checker.ofcom.org.uk/> Upto 1800Mbps, Good outdoor coverage with EE, 92 & Three and variable outdoor coverage with Vodafone

Parking: garage and off road parking space

Construction: Brick built with a tiled roof

Part C

Flood & erosion risk <https://www.gov.uk/check-long-term-flood-risk>

Planning N/A

Building safety N/A

Restrictions N/A

Accessibility & adaptations N/A

Coal field & mining N/A

Service charges N/A





Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	76	
(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

