



Located in this ever popular village to the north west of Taunton and backing onto farmland and open spaces, we are delighted to welcome to the market this modern, detached family house with many wonderful improvements.

The accommodation is arranged over 2 floors and as you enter the front door you are welcomed by a large entrance hallway with stairs rising to the first floor. There is a large lounge with a separate dining room/office. From our perspective, the best part of this beautiful house is the wonderful modern kitchen and utility room and a superb double glazed conservatory overlooking the landscaped rear garden.

The first floor has 4 double bedrooms (with 1 en suite) and a modern refitted family bath/shower room. The property benefits from double glazing, gas heating and has solar panels situated on the main roof of the house.

Outside there is a beautiful landscaped rear garden with 2 large patio areas (one being raised to the rear of the garden) and a concealed storage area located to one side of the double garage, as well as a driveway for multiple cars.

Key Features

- A superb modern detached family house
- Located in the popular village of Cotford St Luke close to the local shop, amenities and lovely countryside walks
- Beautifully presented accommodation both internally and externally
- Entrance hallway with cloakroom/WC. Separate dining room
- Generous lounge with fireplace. Superb conservatory leading from the kitchen/breakfast room and utility room
- 4 bedrooms (1 en suite) and family bathroom
- Double glazing and gas heating. 16 solar panels and EV charging point
- Landscaped rear garden backing onto a rural aspect with 2 patios (1 raised)
- Double garage and driveway
- An excellent house in a lovely position in this popular village





Part A - Please note some of the information will require you looking these details up online provided in the National Trading Standards Material Information in Property Listing (sales) document V1.0 November 2023

Council Tax / Domestic Rates	D
Asking price	£450,000
Tenure*	Freehold

Part B - Please note some of the information will require you looking these details up online provided in the National Trading Standards Material Information in Property Listing (sales) document V1.0 November 2023

Property type	Detached house
Property construction	The property has solar panels located on the roof
Number and types of room	Please see floor plans for room types and numbers
Electricity supply	Mains electricity
Water supply	Mains water
Sewerage	Mains sewerage
Heating	Gas heating
Broadband	https://checker.ofcom.org.uk/ FTTP (fibre to the premises)
Mobile signal/coverage	https://checker.ofcom.org.uk/ Voice likely with O2
Parking	https://www.somerset.gov.uk/roads-travel-and-parking/residential-parking-permits/

Part C - Please note some of the information will require you looking these details up online provided in the National Trading Standards Material Information in Property Listing (sales) document V1.0 November 2023

Building safety	Nothing mentioned by seller/s in PIQ form
Restrictions	Nothing mentioned by seller/s in PIQ form
Rights and easements	Nothing mentioned by seller/s in PIQ form
Flood risk	https://www.gov.uk/request-flooding-history
Coastal erosion risk	https://www.gov.uk/check-coastal-erosion-management-in-your-area
Planning permission	Nothing mentioned by seller/s in PIQ form
Accessibility/adaptations	Nothing mentioned by seller/s in PIQ form
Coalfield or mining area	https://www.gov.uk/check-if-property-is-affected-by-coal-mining
Energy Performance Certificate (EPC)*	C - Energy performance certificate (EPC) – Find an energy certificate – GOV.UK (find-energy-certificate.service.gov.uk)
Including detail of any inescapable costs	Nothing mentioned by seller/s in PIQ form



DISCLAIMER: These particulars are not to form part of a sale contract owing to the possibility of errors/or omissions. Prospective purchasers should therefore satisfy themselves by inspection or otherwise as to their correctness. All fixtures, fittings, chattels, and other items not mentioned are specifically excluded unless otherwise agreed within the Sale of contract Documentation or left in situ upon completion. The property is also sold subject to rights of way, public footpaths, easements, wayleaves, covenants, and any matters which may affect the legal title. The agent has not formally verified the property's structural integrity, ownership, tenure, acreages, estimated square footage, planning/building regulations status or the availability/operation of services and/or appliances. Therefore, prospective purchasers are advised to seek validation of all the above matters prior to expressing any formal intent to purchase. Wilsons Estate Agents routinely refer both potential buyers and sellers to local solicitors to carry out the conveyancing. The decision is solely down to the buyers or sellers if they wish to proceed with the quotes and if they choose to instruct a conveyancer it should be known that we receive a payment benefit of £150.00 per transaction.