



Situated in this pleasant, semi rural Somerset village we are pleased to offer with no onward chain this modern detached family house.

The property to the ground floor offers a welcoming entrance hallway and a large lounge with French doors opening onto the rear garden. There is a spacious modern kitchen/dining room and a cloakroom/WC.

To the first floor an open plan landing area, 3 bedrooms with one en suite and a family bathroom. The house benefits from double glazing and gas heating and has the remainder of a housebuilders warranty to accompany.

Outside there is a larger than average west facing lawned rear garden with side access and a single garage and driveway.

Key Features

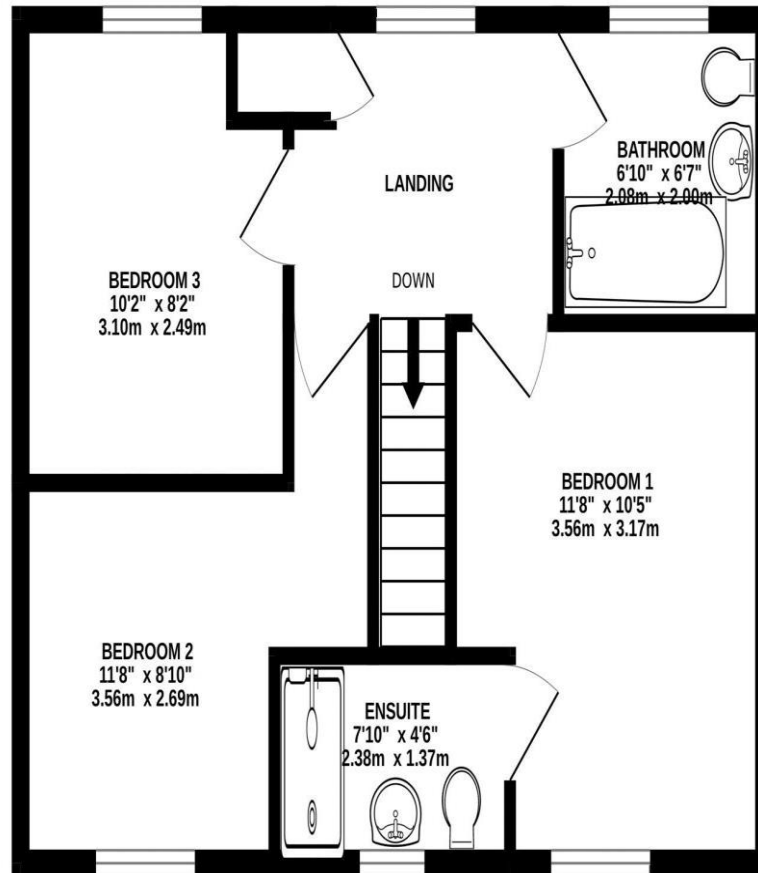
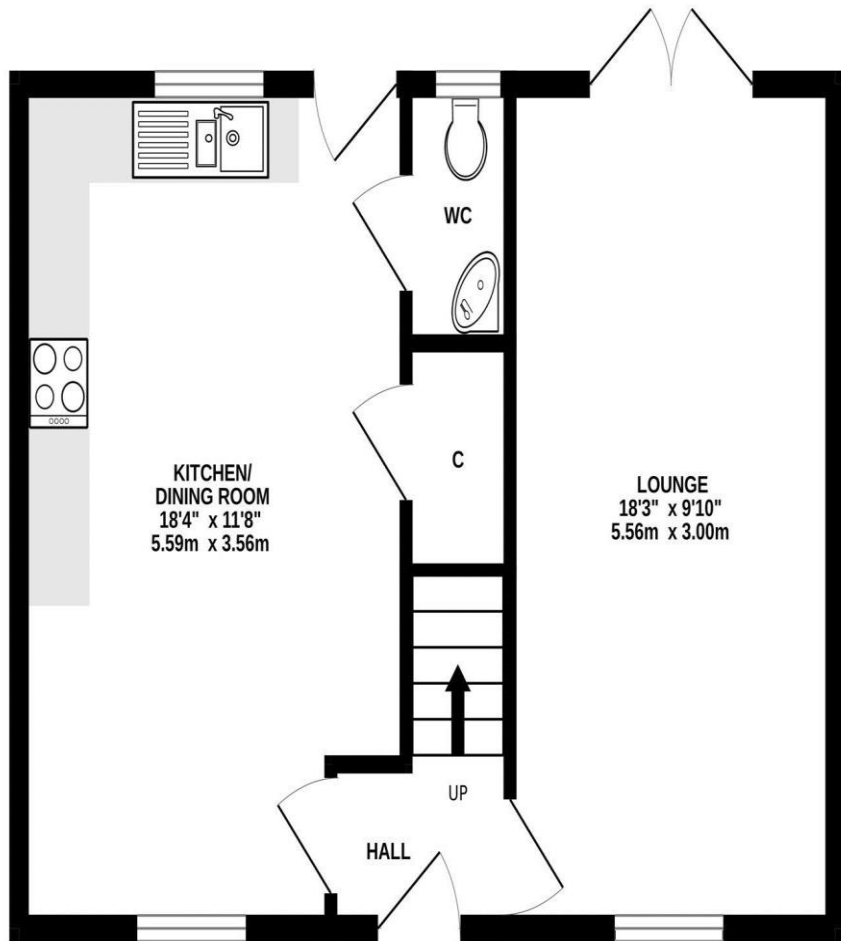
- A lovely modern detached family house
- Situated on an elevated cul de sac toward the top of the village with pleasant views
- Located within this highly popular village approx. 5 miles to the West Taunton
- Entrance hallway with stairs rising to the first floor
- Lounge with French doors opening onto the rear garden
- Generous modern kitchen/dining room and a cloakroom/WC
- 3 first floor bedrooms (one with en suite) and a family bathroom
- A lawned, west facing rear garden with side access
- Gargae and driveway





Directions: From Taunton proceed along the A358 Minehead road and after about 3 miles turn left at the roundabout, sign posted Cotford St Luke. Continue into the village along Dene Road and take the 1st left into North Villas (signposted Luscombe Road). Follow this road around to the left and then straight ahead in Luscombe Road taking the 2nd right. The house will be found approx. half way along on the right, identified by our for sale board.





Tenure: Freehold

Tax band: D

Services: The property is connected to mains water, mains electricity and mains gas. We have been informed that there is an "annual grounds maintenance charge" in the region of £200.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		94
(81-91) B	83	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	
<small>www.EPC4U.com</small>		



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.

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