



5 Rogers Walk, Cotford St. Luke, Taunton TA4 1HY

£182,000

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Detached coach house / Two bedrooms / Garage & parking A well-presented two bedroomed detached coach house situated in the popular village of Cotford St Luke, offered to the market with no onward chain. The property benefits from a single garage and allocated parking.

Tenure: Freehold / Energy Rating: D / Council Tax Band: B

The accommodation is thoughtfully arranged and consists of a sitting/dining room, a fitted kitchen, two bedrooms and a bathroom. Externally, the property enjoys the advantage of a single garage and designated parking. The property is warmed by gas central heating and benefits from double glazed windows throughout. Cotford St Luke offers a range of local amenities including village pub and local shop, and is conveniently located approximately five miles from the county town of Taunton, making this an ideal first-time purchase, investment or low-maintenance home.

- 62.6 Square footage
- Detached coach house
- Two bedrooms
- Garage & parking
- Well-presented accommodation
- Gas central heating
- Village location
- No onward chain

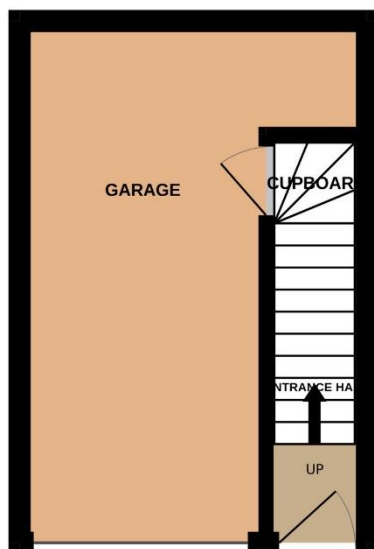




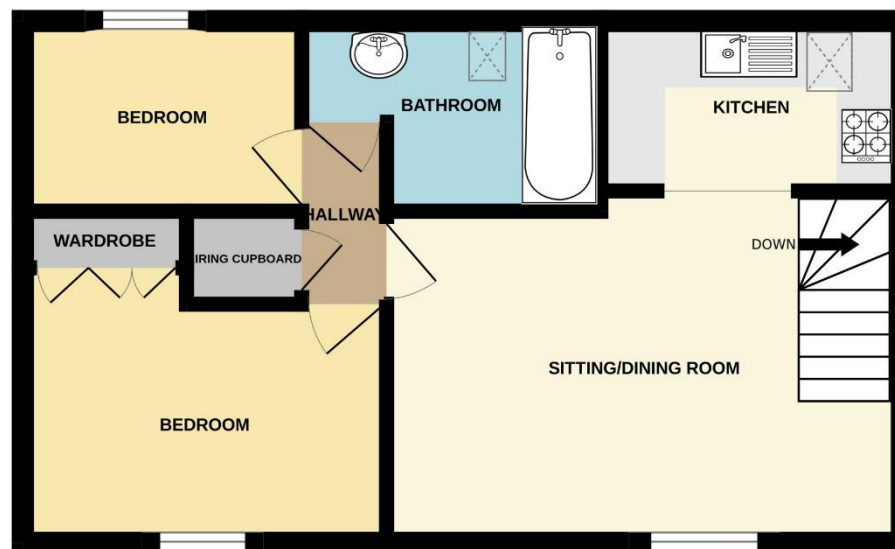
Entrance Hall	10' 2" x 3' 3" (3.10m x 1.00m) Stairs to first floor.
Sitting / Dining Room	16' 9" x 11' 5" (5.10m x 3.48m)
Kitchen	9' 9" x 5' 6" (2.98m x 1.68m)
Inner Hallway	Airing cupboard.
Bedroom 1	11' 10" x 8' 11" (3.60m x 2.72m) Fitted wardrobe.
Bedroom 2	9' 1" x 6' 2" (2.76m x 1.88m)
Bathroom	9' 9" x 6' 2" (2.96m x 1.88m)
Outside	Garage 16' 11" x 11' 3" (5.16m x 3.44m)



GROUND FLOOR
191 sq.ft. (17.8 sq.m.) approx.



1ST FLOOR
483 sq.ft. (44.9 sq.m.) approx.



TOTAL FLOOR AREA : 674 sq.ft. (62.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.

References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor.

Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.



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We routinely refer potential sellers and purchasers to Mortgage Advice Bureau (MAB) for mortgage and protection advice. It's their decision whether to use those services. In making that decision, it should be known that we receive a payment benefit of not more than £250 per case.
Once an offer is accepted by our client, an Administration Fee of £40 + VAT (£48) **per buyer** will be required in order 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 should a purchase cease to continue. It can be paid via a card machine, or via BACS transfer.

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