







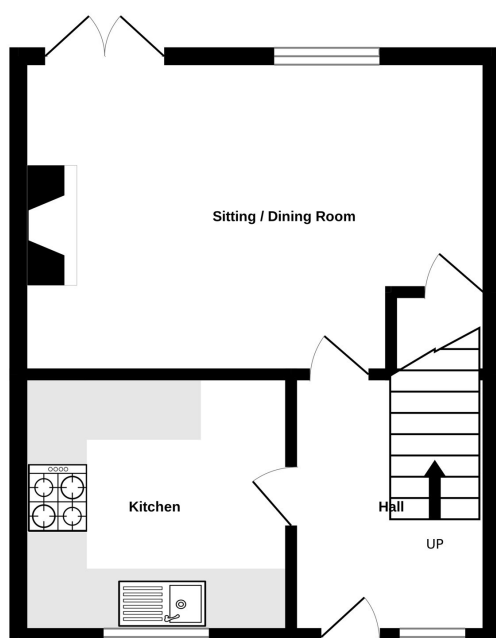
**45 Nichol Place**  
 Cotford St Luke, TA4 1JD  
 £200,000 Freehold

			
<b>2</b>	<b>1</b>	<b>1</b>	<b>EPC</b>

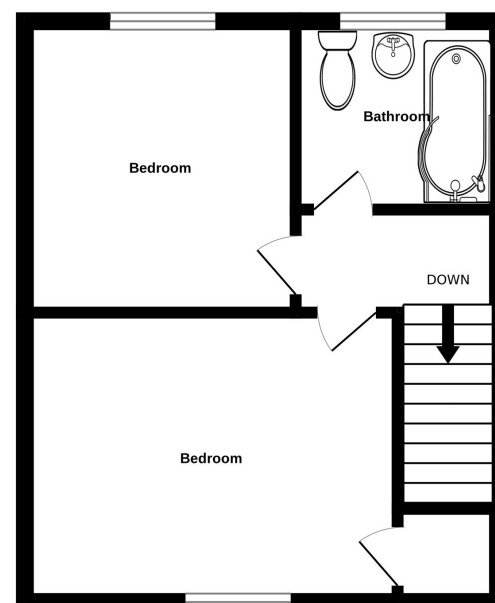
**Wilkie May & Tuckwood**

## Floor Plan

Ground Floor



1st Floor



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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**GROUND FLOOR:** ENTRANCE HALLWAY, KITCHEN: 8'9" x 8'7" (2.66m x 2.61m), SITTING ROOM: 15'5" x 10'4" max (4.69m x 3.14m max)

**FIRST FLOOR:** LANDING, BEDROOM ONE: 12'3" x 9'5" (3.73m x 2.87m), BEDROOM TWO: 9'6" x 9'2" (2.89m x 2.79m), BATHROOM: 6'3" x 6'2" (1.90m x 1.87m)





## Description

Situated in the heart of the popular village of Cotford St Luke, is this two bedroom modern home with an enclosed rear garden and allocated off-road parking.

The accommodation, which is arranged over two floors, is warmed via a gas fired central heating system and is uPVC double glazed throughout.

- Two Bedrooms
- Mid Terrace House
- Popular Village Location
- Mains Gas Central Heating
- uPVC Double Glazed
- Garden
- Off-Road Parking



The property comprises in brief; entrance hallway with stairs rising to the first floor and doors providing access into the kitchen and living room. The kitchen is fitted with a range of matching wall and base storage units, roll edge work surfaces, tiled splashbacks, integrated electric oven with four ring gas hob and extractor fan above, space and plumbing for a washing machine, space for fridge/freezer and a stainless steel sink with hot and cold mixer tap. The living room is found to the rear of the property and has a gas fire with surround and double glazed patio doors providing access into the rear garden.

On the first floor there are two bedrooms and a bathroom comprising low level wc, wash hand basin and panelled bath with shower over. Externally, there is a private and enclosed rear garden which is laid to patio and gravel chippings for ease of maintenance. There is also a timber shed and a pedestrian rear access which leads to two allocated, off road parking spaces to the rear.

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### GENERAL REMARKS AND STIPULATIONS:

**Tenure:** The property is offered for sale freehold by private treaty with vacant possession on completion.

**Services:** Mains water with meter, mains electricity, mains drainage, gas fired central heating.

**Local Authority:** Somerset Council, County Hall, The Crescent, Taunton, Somerset, TA1 4DY.

**Property Location:** [w3w.co/firelight.dares.shins](http://w3w.co/firelight.dares.shins)

**Council Tax Band:** B

**Flood Risk:** Low Risk. **Broadband:** Ultrafast. Up to 1000Mbps download speed. Up to 220Mbps upload speed.

**Mobile Phone Coverage:** Outdoor—voice and data available with O2, EE, 3 & Vodafone. Indoor—voice & data available with O2.

IMPORTANT NOTICE Wilkie May & Tuckwood for themselves and for the vendors of the property, whose agents they are, give notice that: 1. the particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchaser and do not constitute part of an offer or contract. Prospective purchasers and lessees ought to seek their own professional advice. 2. All descriptions, dimensions, areas, reference to condition and necessary permissions for use and occupation and other details are given in good faith, and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 3. No person in the employment of Wilkie May & Tuckwood has any authority to make or give any representations or warranty

whatever in relation to this property on behalf of Wilkie May & Tuckwood, nor enter into any contract on behalf of the vendor. 4. No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties which have been sold, let or withdrawn. Photographs taken and details prepared February 2024. MEASUREMENTS AND OTHER INFORMATION All measurements are approximate. While we endeavour to make our sales particular accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information with you.

Code of Practice for Residential Estate Agents: Effective from 1 August 2011:

<sup>8</sup> Financial Evaluation 8a At the time that an offer has been made and is being considered by the seller, you must take reasonable steps to find out from the prospective buyer the source and availability of his funds for buying the property and pass this information to the seller. Such information will include whether the prospective buyer needs to sell a property, requires a mortgage, claims to be a cash buyer or any combination of these. Such relevant information that is available should be included in the Memorandum of Sale having regard to the provisions of the Data Protection Act.8b These reasonable steps must continue after acceptance of the offer until exchange of contracts (in Scotland, conclusion of missives) and must include regular monitoring of the prospective buyer's progress in achieving the funds required, and reporting such progress to the seller.

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 their purpose. A Buyer is advised to obtain verification from their solicitor or surveyor. References to the Tenure of the 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.



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