

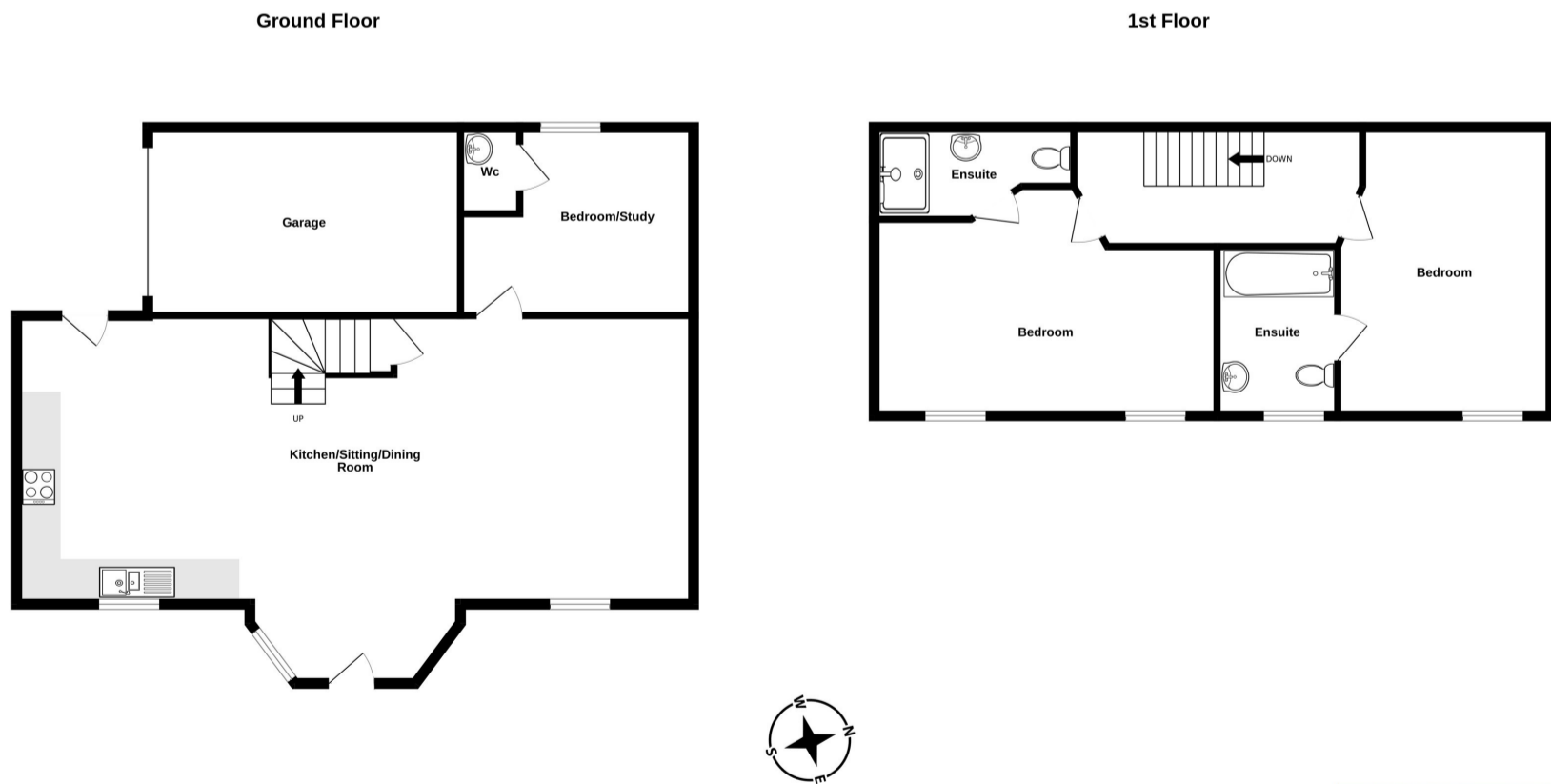


**Regents Lodge**  
 Cotford St Luke, TA4 1DA  
 £335,000 Freehold

2-3	1	2	EPC

**Wilkie May & Tuckwood**

## Floor Plan



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.  
 Made with Metropix ©2023



**GROUND FLOOR:** KITCHEN/SITTING/DINING ROOM: 36'9" x 15'9" (11.25m x 4.80m), STUDY/BEDROOM THREE: 10'4" x 12'6" (3.14m x 3.81m)

**FIRST FLOOR:** BEDROOM ONE: 18'6" x 12'10" (5.63m x 3.91m), EN-SUITE SHOWER ROOM: 5'5" x 11'2" (1.65m x 3.40m), BEDROOM TWO: 16'6" x 11'7" (5.02m x 3.53m),

EN-SUITE BATHROOM: 9'1" x 7'0" (2.76m x 2.13m)





# Description

Situated in a secure gated development within the grounds of an old hospital close to the centre of the popular village of Cotford St Luke, is this beautifully presented detached period home.

The property which is offered in excellent decorative order benefits from double glazed sash windows and gas central heating is further enhanced by a single garage with electric power, light and water.

- Popular Village Location
- Two/Three Bedrooms
- Detached
- Gas Central Heating
- Single Garage With Electric Power, Light And Water



Internally to the ground floor is a stunning open plan living/dining /kitchen with high ceilings and large windows ensuring a light and airy space, the kitchen area is fitted with a matching range of modern wall and base units, roll edge work surfaces and tiled splashbacks. There is an integrated electric oven, four ring gas hob with extractor over, built in fridge/freezer, washing machine and dishwasher. A useful study is located at the rear of the property, that could also be used as a bedroom, with a cloakroom off.

To the first floor are two large double bedrooms (bedroom one with en-suite shower room and bedroom two with en-suite bathroom) Externally there is a well-kept front garden with a small, decked seating area and an allocated parking space for one vehicle with an electric car charging point. A single garage with electric power, light and water can be found directly behind the property.

WM&T



## GENERAL REMARKS AND STIPULATION

**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/swimsuits.dignify.classed](http://w3w.co/swimsuits.dignify.classed)

**Council Tax Band:** E

**Agents Note:** We understand that there is a Maintenance Charge of £714 p/a which includes window cleaning and grass cutting.

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 July 2023. 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:

'8. 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.