

Graham Way | Cotford St. Luke | Taunton | TA4 1JG

Asking Price £255,000

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Welcome to this charming end-terrace house with a garage and a conservatory, located on Graham Way in the desirable area of Cotford St Luke, Taunton. This modern property, built in 2000, offers a well-balanced living space of approximately 764 square feet, making it an ideal choice for a variety of buyers.

The house features three comfortable bedrooms, a welcoming reception room, and a contemporary bathroom that has been thoughtfully updated to meet modern standards. The layout is practical and designed for easy living, ensuring that every corner of the home is utilised effectively.

Situated centrally within Cotford St Luke, residents will benefit from convenient access to local amenities, including a village shop, a school, and a restaurant, all within a short distance. The area is further enhanced by expansive green spaces, perfect for community activities such as football and leisurely strolls, along with a nearby children's play area that adds to the family-friendly atmosphere.

This well-maintained property presents an excellent opportunity for first-time buyers, those looking to upsize, investors, or individuals seeking to downsize. It combines modern living with a strong sense of community, making it a truly desirable residential location. We highly recommend an early viewing to fully appreciate the charm and potential of this delightful home, and to envision your future in this welcoming setting.



Lounge

15'5" x 14'11" (4.70m x 4.55m)

The lounge is a generously sized room providing a comfortable space for relaxing and entertaining. It features light wood flooring and a large window that fills the room with natural light. The layout offers plenty of room for seating and décor, creating a welcoming atmosphere.

Kitchen/Dining Room

14'11" x 10'3" (4.55m x 3.13m)

This kitchen/dining room is a practical and inviting space, fitted with wood-effect cabinets and dark countertops that complement the tiled flooring. It includes integrated appliances and a washing machine, with ample storage and countertop space. The dining area accommodates a breakfast bar with seating and benefits from natural light through French doors and a sliding patio door, which provide direct access to the garden and conservatory.



Conservatory

14'3" x 8'11" (4.34m x 2.71m)

The conservatory offers a bright and airy extension to the living space, with large glazed windows and French doors opening out into the garden. The light wood flooring continues here, and pale painted walls add to the fresh and relaxed feel. This space is ideal for casual dining or enjoying the garden views all year round.



Bedroom 1

12'5" x 8'2" (3.78m x 2.49m)

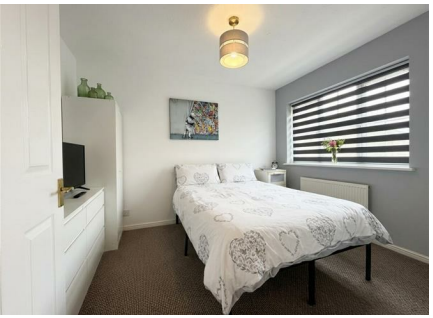
Bedroom 1 is a bright and comfortable double room featuring a large window, neutral decor, and carpeting. It provides space for a double bed along with additional furniture, with a wardrobe area offering useful storage.

Bedroom 2

11'1" x 8'6" (3.38m x 2.59m)

Bedroom 2 is a well-proportioned room, comfortably accommodating a double bed and bedside furniture. It features a large window and neutral tones with carpeted flooring, offering a cosy space for rest and relaxation.

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Bedroom 3
9'1" x 6'6" (2.78m x 1.99m)
Bedroom 3 is a smaller room ideal for use as a single bedroom, nursery, or home office. It has a window that allows natural light and is neutrally decorated with carpeted flooring.

Bathroom
6'3" x 5'7" (1.90m x 1.70m)
The bathroom is fitted with a white suite comprising a bath with shower attachment, wash basin, and toilet. The walls are tastefully tiled with a mix of neutral large-format tiles and mosaic detail, and a window provides natural light and ventilation.

Rear Garden
The rear garden is a private and enclosed outdoor space featuring a raised decked patio area ideal for outdoor dining and entertaining. Beyond the decking is a lawn bordered by fencing and mature shrubs, creating a pleasant green outlook and plenty of room for gardening or play. At the far end of the garden there is rear acess to a pathway which leads to the garage in a block.

Material information
Part A
Council Tax: C
Tenure: Freehold

Part B Material Info
Water: Mains
Heating: Gas
Sewerage: Mains
Electricity: Mains
Mobile coverage & Broadband coverage:
https://checker.ofcom.org.uk/

Parking: Permit parking and garage
Construction: Brick built with a tiled roof

Part C
Flood & erosion risk https://www.gov.uk/check-long-term-flood-risk
Planning N/A
Building safety N/A
Restrictions N/A
Rights and easements The back walkway from the property that leads to garages is owned by 1 Graham way, but access is shared for 3 and 5.
Accessibility & adaptations N/A
Coal field & mining N/A
Service charges circa N/A

Disclaimer
DISCLAIMER Wilsons has not inspected or tested any equipment, fixtures, fittings, or services within the property, and cannot confirm their working condition or suitability. We recommend you consult a Solicitor or Surveyor to verify the condition and functionality. Information regarding tenure is obtained by Land Registry, we advise that you obtain verification from your Solicitor. Items depicted in photographs are not included in the sale. The property is sold subject to rights of way, public footpaths, easements, wayleaves, covenants, and any matters that may affect the legal title. We have not verified the property's structural integrity, ownership, tenure, acreages, estimated square footage or planning/building regulations. Prospective purchasers are advised to seek validation of all the above matters prior to expressing any formal intent to purchase. Wilsons routinely refer buyers and sellers to local solicitors for conveyancing services and mortgage advisors for mortgage and protection advice. It is your decision whether to use these services. We receive a payment benefit for referring clients of no more than £250 per case. Once an offer is accepted by our client, an Administration Fee of £30 + VAT (£36) per buyer will be required 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.

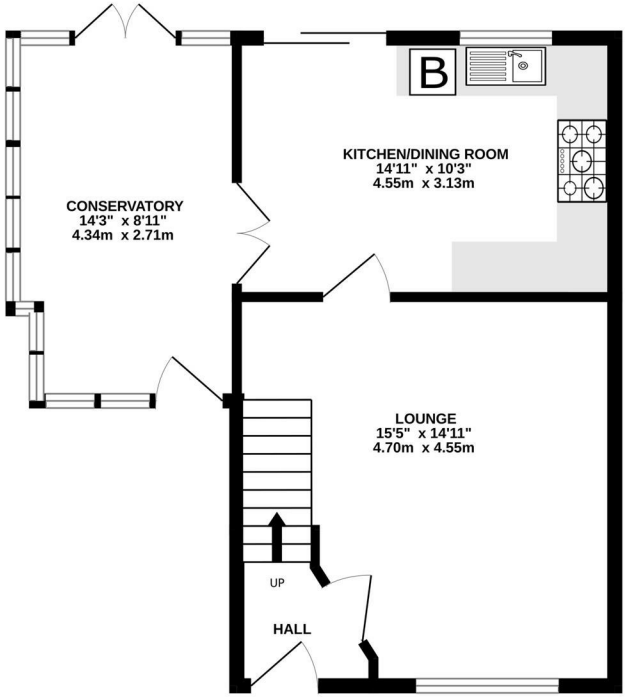




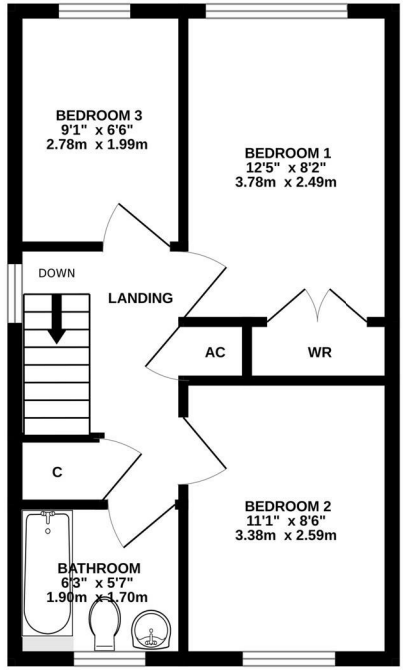
Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	74	79
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

GROUND FLOOR
496 sq.ft. (46.1 sq.m.) approx.



1ST FLOOR
375 sq.ft. (34.9 sq.m.) approx.



TOTAL FLOOR AREA : 872 sq.ft. (81.0 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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Council Tax Band **C** EPC Rating **C**

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