

8. Financial Evaluation: So at the time that an offer has been made and is being considered by the seller, you must take steps to find out from the prospective buyer where the source and availability of his funds for buying the property and passes this information to the seller. Such information will include what the prospective buyer needs to sell a property, requires a mortgage, claims to be a cash buyer or only combination of these. Such relevant information that is included in the Memorandum of Sale having regard to the provisions of the Data Protection Act 88. 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 progress of the negotiations and reporting such progress to the seller.

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10. The agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or for their purpose. A buyer is advised to obtain their own 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 or surveyor.

ENTERAL REMARKS AND STIPULATIONS:
Tenure: Freehold
Services: Enter Text Here
Local Authority:
Property Location: Enter Text Here
Council Tax Band: E
Broadband Availability: Enter Text Here
Mobile Phone Coverage: Enter Text Here
Food Risk: Enter Text Here
Agents Note: Enter Text Here

GENERAL BEMARKS AND STIPULATIONS:



Description

- Detached House
- Four Bedrooms
- Three Reception Rooms
- Built In 2000
- Village Location
- Solar Panels
- uPVC Double Glazed
- Mains Gas Fired Central Heating

Situated within the popular village of Cotford St Luke, is this beautifully presented, four bedroom family home, which is offered to the market with no onward chain. The accommodation is arranged over two floors, is warmed via a mains gas fired central heating system, and is uPVC double glazed.

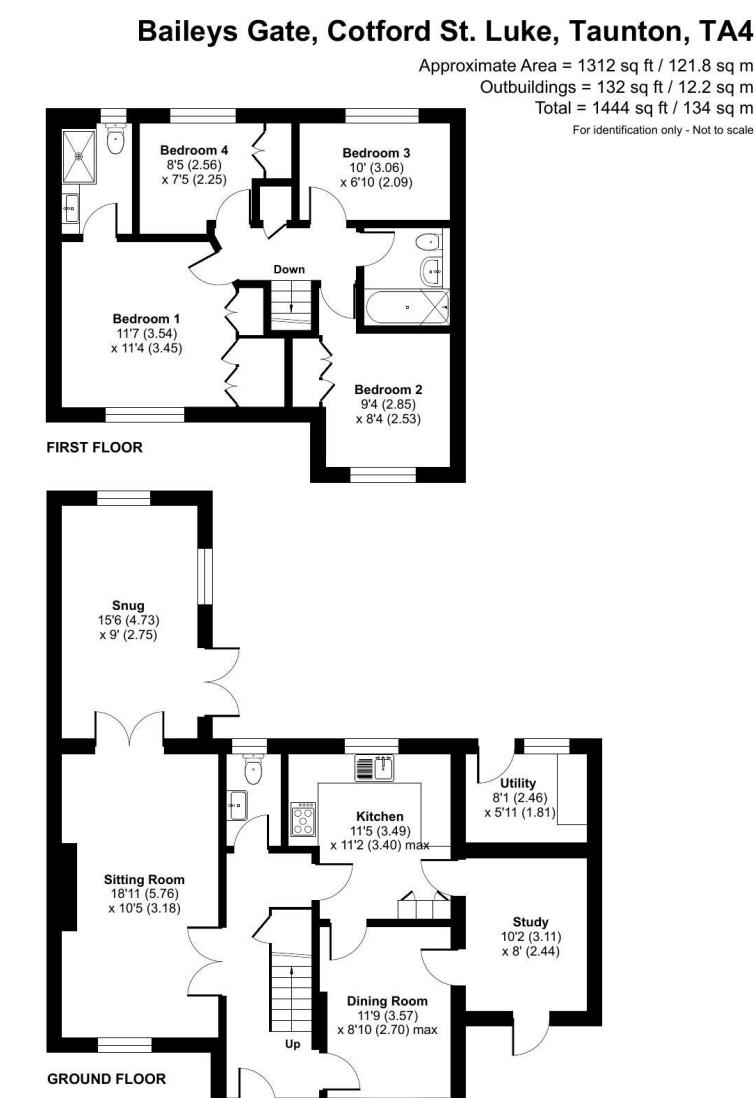


The accommodation comprises, in brief; an entrance hallway with stairs rising to the first floor and a cloakroom with low-level WC. The living room enjoys a large front facing window and double doors opening into the snug extension which benefits from underfloor heating and in turn features French doors leading out to the rear garden. The modern kitchen offers a range of matching wall and base units with work surfaces above, along with an integrated dishwasher, fridge/freezer, washing machine, microwave and a range cooker. The garage has been thoughtfully converted to provide a utility room and study, adding valuable versatility to the home. Off the kitchen there is the utility room which has a uPVC double glazed door opening to the driveway. The dining room has a window to the front and a

door returning to the hallway. The study is accessed from the dining room and benefits from a uPVC double glazed door opening to the front garden. On the first floor there are four bedrooms, including a master with en-suite shower room, along with a family bathroom. Externally, the rear garden is low maintenance and laid predominantly to patio. There is also a large pergola, side access and a good sized timber effect shed. To the front of the property, the garden is mainly laid to lawn and enjoys excellent privacy thanks to mature hedging and shrubs. There are two off-road parking spaces. A key feature of this property is the owned-outright solar panels.

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Floor Plan



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©ntchecom 2025. Produced for JREA Ltd TA Wilkie May & Tuckwood, Taunton. REF: 1376311

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