



1 South Villas



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Cotford St. Luke, Taunton, TA4 1DD

Taunton Town Centre 6 miles

Delightful Period Family Home With Wrap Around Garden

- Semi-Detached Family Home
- Wrap Around Garden
- Modern Kitchen/Diner
- Stunning Countryside Views
- Council Tax Band C
- Garage And Ample Parking
- Well Maintained Property
- Three Large Double Bedrooms
- Edge Of Village Location
- Freehold

Guide Price £395,000

SITUATION

An attractive and substantial period home dating from the early 1900's, boasting stunning countryside views and set on the edge of the popular village of Cotford St Luke. The village offers everyday amenities including a village shop, primary school and public house. The county town of Taunton lies approximately six miles away, providing a wide range of facilities, mainline rail services and access to the M5.



ACCOMMODATION

The property is approached from the front via a useful entrance porch which in turn opens into a light and airy open plan kitchen/dining room. The kitchen is well appointed with a modern range of units, an electric hob with extractor over, integrated dishwasher, sink and drainer, together with space for a fridge/freezer. A generous utility room provides ample storage, space for white goods and a separate ground floor cloakroom. To the rear of the property is a comfortable sitting room enjoying a delightful outlook over the garden, with French doors opening directly onto the patio.

Upstairs are three large double bedrooms arranged over two levels. The principal bedroom is positioned to the rear of the property and benefits from fitted wardrobes along one wall and attractive rural views. The family bathroom is fitted with a modern suite comprising a bath, separate shower enclosure, wash hand basin and a radiator with towel rail.

OUTSIDE

Outside, the wrap around garden is a particular feature of the property. Designed with low maintenance and accessibility in mind, benefitting from a small area of lawn, the garden is predominantly laid to patio which weaves through a colourful array of established beds and borders stocked with mature shrubs and flowering plants. To the far end of the garden is a productive vegetable garden with raised beds, a greenhouse and a useful garden shed.

To the front, the property is served by a private driveway providing parking accessed via a five bar gate, with additional parking space available in front. An attached garage with up and over door and side access is equipped with power and light.

SERVICES

All mains services connected. Gas central heating. Mobile signal is good outdoors with most major networks, standard, superfast and ultrafast broadband available (information via Ofcom). Please note the agents have not inspected or tested the services.

DIRECTIONS

From Taunton take the B3227 through Norton Fitzwarren towards Wiveliscombe, continue along this road turning the right hand turning into Dene Road signposted to Cotford St Luke. Continue for a short distance taking the right turn signed to South Villas and Dene Barton, take the next right into South Villas and the property can be found immediately the right hand side.



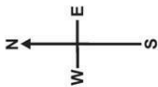
IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(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	

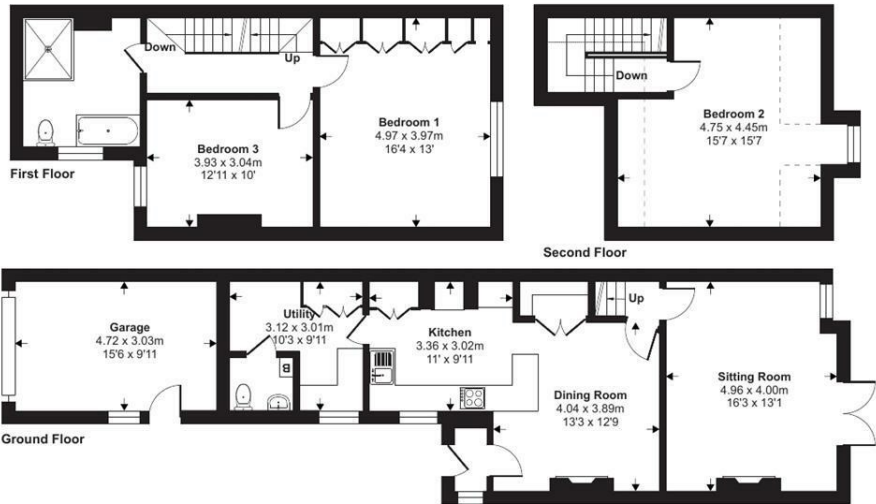
5 Hammet Street, Taunton, TA1 1RZ

taunton@stags.co.uk
01823 256625



Denotes restricted head height

Approximate Area = 1353 sq ft / 125.6 sq m
Limited Use Area(s) = 91 sq ft / 8.4 sq m
Garage = 153 sq ft / 14.2 sq m
Total = 1597 sq ft / 148.2 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026. Produced for Stags. REF: 1441441