



1 Lodge House



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Cotford St. Luke, Taunton, TA4 1GQ

Taunton Town Centre 5 miles

## A Unique And Contemporary Home With En Suite Double Bedrooms And Parking

- Two Ensuite Double Bedrooms
- Private Parking
- Remainder Of New Build Warranty
- Useful Storage Shed/Utility Space
- Impressive High Ceilings
- Popular Village Location
- Solar Panels
- Council Tax Band D
- Freehold

Guide Price £269,000

### SITUATION

The Hamptons is situated within the popular modern village of Cotford St Luke, approximately six miles from the county town of Taunton. The village offers a convenient range of day-to-day amenities including a convenience store, public house and primary school, while a wider selection of shopping, leisure and educational facilities can be found in Taunton. The town also provides excellent transport links, including Junction 25 of the M5 motorway and a mainline intercity railway station.

### ACCOMMODATION

The kitchen/dining room is a particularly generous and light-filled space, fitted with a modern range of units and incorporating an electric oven, gas hob with extractor over, and integrated dishwasher and fridge/freezer. Windows to multiple aspects create a bright and inviting environment ideal for everyday living and entertaining.



The ground floor is laid with solid wood flooring throughout and is arranged around a central hallway with useful understairs storage. This opens through to the sitting room, a comfortable and versatile family space featuring an attractive bay window to the front and a focal fireplace with electric fire, along with ample room for a formal dining table if desired.

To the first floor are two well-proportioned double bedrooms, both benefiting from en-suite facilities. The principal bedroom is particularly impressive, enjoying an en-suite bathroom and a walk-in wardrobe.

### OUTSIDE

Externally, the property occupies a discreet position within the development and enjoys a low-maintenance front garden which wraps around the side, offering a good degree of privacy. Two convenient off-road parking spaces are located directly in front of the property. The home has been thoughtfully enhanced by the current owners and further benefits from excellent storage, including a useful shed/utility space with plumbing and space for appliances.

### SERVICES

Mains drainage, gas, electricity, water. Gas central heating. There are solar panels which are owned outright with an estimated annual generation of approximately 1,079.70 kWh.

The property comes with the remainder of a new build CGICE insurance backed warranty expiring in 2028. Mobile signal good outdoors with all most major networks and standard, superfast and ultrafast broadband available with Openreach, Airband, (information via Ofcom). Please note the agents have not inspected or tested the services.

### AGENTS NOTE:

There is an estate management and maintenance charge payable for the upkeep of communal areas of approximately £600 per annum.

### DIRECTIONS

What3Words: [///promising.strutted.commuted](https://www.what3words.com/#!/promising.strutted.commuted)



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                    |  |  |
|---------------------------------------------|--|--|
| Very energy efficient - lower running costs |  |  |
| (92-100) <b>A</b>                           |  |  |
| (81-91) <b>B</b>                            |  |  |
| (69-80) <b>C</b>                            |  |  |
| (55-68) <b>D</b>                            |  |  |
| (39-54) <b>E</b>                            |  |  |
| (21-38) <b>F</b>                            |  |  |
| (1-20) <b>G</b>                             |  |  |
| Not energy efficient - higher running costs |  |  |
| England & Wales                             |  |  |
| EU Directive 2002/91/EC                     |  |  |
| Current Potential                           |  |  |
| 85 87                                       |  |  |

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