



Rogers Walk | Cotford St. Luke | Taunton | TA4 1HY

£185,000



WILSONS
ESTATE AGENTS

Nestled in the charming area of Cotford St. Luke, Taunton, this delightful apartment on Rogers Walk offers a perfect blend of comfort and convenience. Built in 2010, the property boasts a modern design and is well-maintained, making it an ideal choice for first-time buyers or those seeking a low-maintenance lifestyle.

Spanning approximately 560 square feet, the apartment features a welcoming reception room that provides a warm and inviting space for relaxation or entertaining guests. The two well-proportioned bedrooms offer ample space for rest and personalisation, while the bathroom is designed with practicality in mind.

One of the standout features of this property is the availability of parking for one vehicles, along with the added benefit of a garage, providing secure storage and additional convenience. This is particularly advantageous in a location where parking can often be a concern.

The surrounding area of Cotford St. Luke is known for its community spirit and accessibility to local amenities, making it a desirable place to live. With its modern features and practical layout, this apartment presents an excellent opportunity for those looking to settle in a peaceful yet well-connected neighbourhood.

In summary, this apartment on Rogers Walk is a fantastic option for anyone seeking a contemporary living space in Taunton, complete with essential amenities and the added luxury of parking and a garage. Do not miss the chance to make this lovely property your new home.

Living / Dining Room

16'9 x 12'4 (5.10 x 3.75)

This open-plan living and dining area is a bright, welcoming space featuring neutral decor and two windows to fill the room with natural light. The dining area is neatly positioned by the staircase, with a wooden table and blue upholstered chairs, offering a comfortable place to enjoy meals.

Kitchen

9'10 x 5'7 (3.00 x 1.70)

A well-appointed kitchen with light wood cabinetry and contrasting dark floor tiles. It features a stainless-steel sink under a skylight, allowing natural light to brighten the space. Appliances include a built-in oven and hob.

Bedroom 1

11'11 x 8'7 (3.62 x 2.61)

The main bedroom is a tranquil retreat with soft carpet underfoot and a large window that brings in plenty of daylight. Decorated in calming neutral tones, it features a classic wooden bed frame and ample space for additional furniture, providing a comfortable and restful space.

Bedroom 2

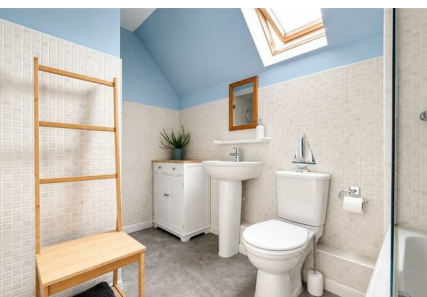
8'7 x 7'3 (2.61 x 2.22)

The second bedroom is ideal for guests, children, or as a study. It offers a generous window to brighten the room and built-in storage along one wall, making the most of the compact space.

Bathroom

A bright and airy bathroom featuring a white suite with a bath and shower overhead, pedestal sink, and toilet. The room is enhanced by a skylight and a mix of soft blue and cream tiling, creating a fresh and clean atmosphere.





Garage

18'1 x 12'3 (5.52 x 3.74)

A single garage providing secure parking and additional storage space, accessible from the ground floor. Allocated parking at the front.

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.

Material Information

Part A

Council Tax: B

Tenure: Freehold

Part B

Water: Mains

Heating: Gas Mains

Sewerage: Mains

Electricity: Mains

Mobile coverage & Broadband coverage: <https://checker.ofcom.org.uk/en-gb/broadband-coverage#pc=TA13PA&uprn=100040944006>

Connection: Fttp

Mobile coverage: Good outdoor coverage with Three & variable outdoor coverage with O2, Vodafone & EE

Parking: Garage and parking space

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 N/A

Accessibility & adaptations N/A

Coal field & mining N/A

Service charges N/A



Energy Efficiency Rating

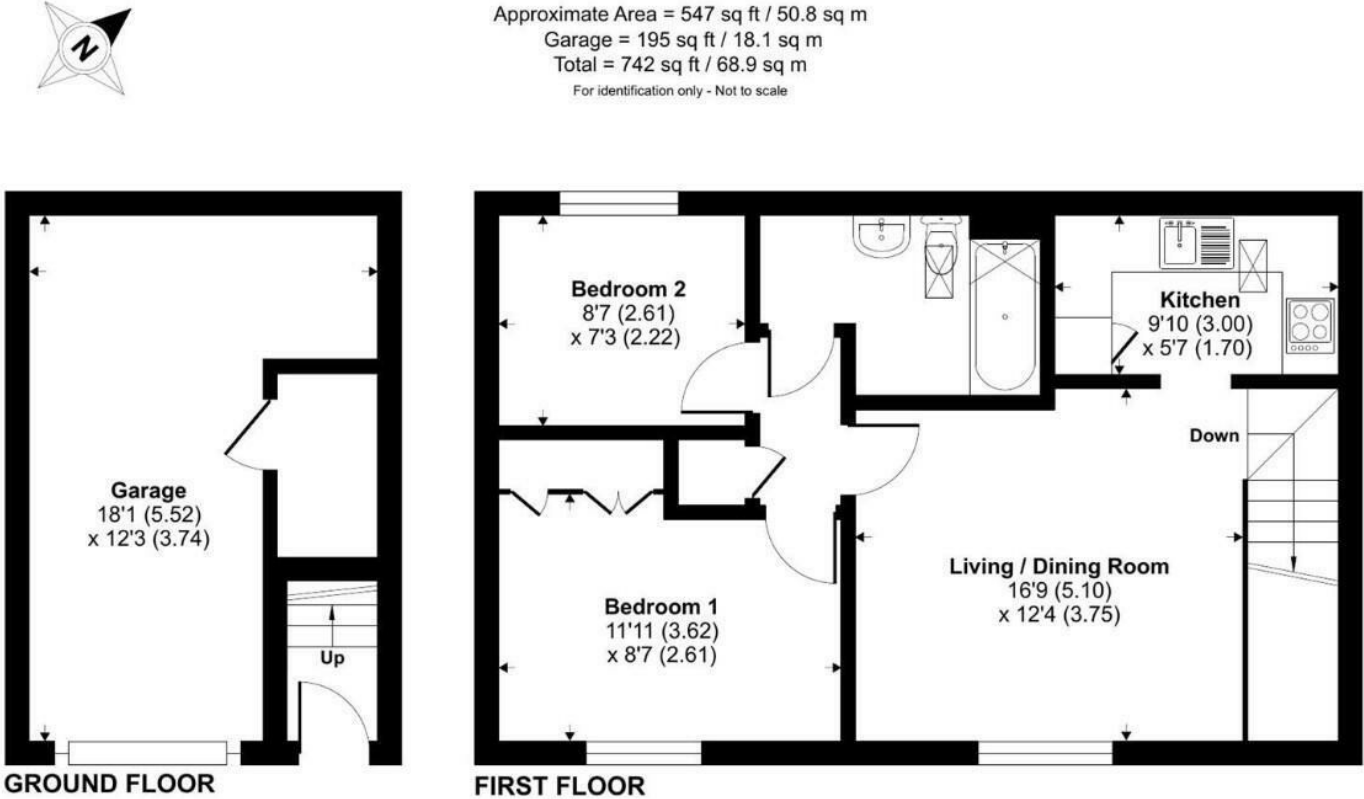
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	68	71
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales

EU Directive 2002/91/EC

Rogers Walk, Cotford St. Luke, Taunton, TA4

Approximate Area = 547 sq ft / 50.8 sq m
Garage = 195 sq ft / 18.1 sq m
Total = 742 sq ft / 68.9 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). © richcom 2025. Produced for Miles Alexander Limited T/A Miles Estate Agents. REF: 1356688

Council Tax Band B EPC Rating D

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