

TO LET

£1,800 pcm



# 17 Healys Meadow, Cotford St Luke, Taunton, Somerset, TA4 1PB

£1,800 pcm

- Spacious & Well Proportioned Four Bedroom Semi-Detached Family Home
- Two Reception Rooms & Three Bathrooms
- Located in a Peaceful Cul-de-sac
- Approximately 1750 sqft of Living Accommodation
- Single Garage with Driveway & Carport
- All Bedrooms With Built in Wardrobes
- Popular Village Location
- Unfurnished
- Available 9th February

Newton King

**Newton King**  
53, East Street, Taunton, TA1 3NA

01823 259753  
taunton@newtonking.co.uk



## PROPERTY DESCRIPTION

Newton King are delighted to offer to the rental market this extremely spacious & well proportioned four bedroom semi-detached family home situated at the end of a peaceful cul-de-sac in the popular village location of Cotford St Luke. The property benefits from approximately 1750 sqft of living space, including two large reception rooms and three bathrooms, providing flexible living throughout that will cater for a range of different requirements.

In brief the property internally comprises; Entrance hall, dining/reception room two (13'7" x 11'8"), downstairs WC (6'0" x 4'7"), reception room one with feature fireplace & French doors to the rear (16'7" x 15'1"), kitchen/breakfast room with integral fridge & dishwasher (19'2" x 11'10"), separate utility/pantry (7'8" x 4'9"), bedroom one with fitted wardrobes (14'6" x 14'1"), en-suite (8'4" x 6'2"), family bathroom (8'10" x 6'7"), bedroom two with built-in-storage (19'2" x 17'2"), second en-suite (6'1" x 5'1"), bedroom three with built-in wardrobes (14'6" x 10'3"), bedroom four with fitted storage cupboard (11'10" x 11'0").

Outside to the rear you will find a sizeable plot which consists of a patio area, lawn & garage. There is a single garage to be offered with the tenancy, and plenty of parking available in front which is accessed via a secure gate & carport to the side of the property.

EPC rating B, council tax band F.

The property is to be let on an unfurnished basis from the 9th February. Please contact Newton King between the hours 9am-6pm to arrange a fully accompanied viewing.

Please note:

To secure the property a Holding deposit equal to a weeks rent is payable which is refunded on move in.

Damages deposit is equal to 5 weeks rent.

Should you need to change the Agreement during the Tenancy there is an admin charge of £50.

Newton King are members of The Property Ombudsman and Client Money Protect.

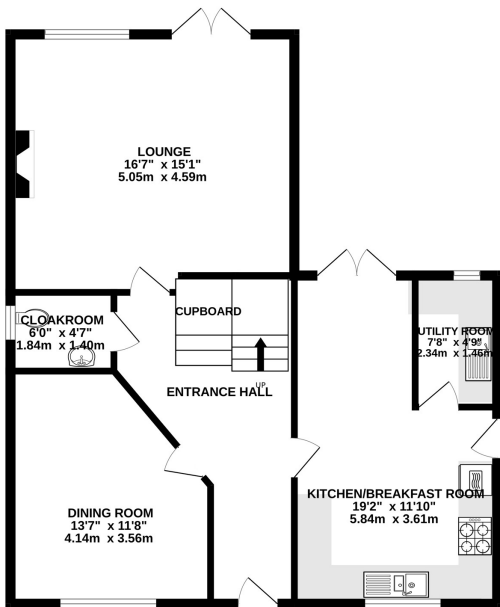




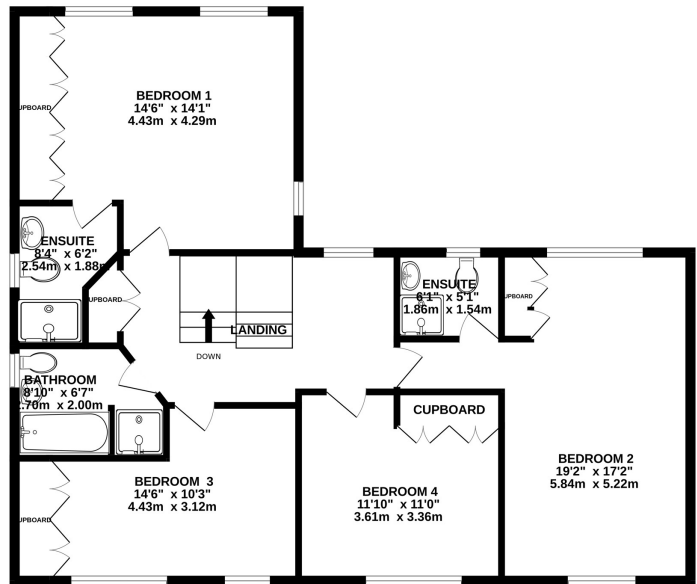
# FLOORPLAN

Newton King

GROUND FLOOR



1ST FLOOR



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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