Rogers Walk Cotford St. Luke

, Taunton, Somerset, TA4 1HY

Rental £950 Monthly
2 Bedroom Coach House
Available 01 December 2026

Gibbins Richards Lettings and Management, 50 High Street, Taunton, , Somerset, TA1 3PR
Email: office@gibbinsrichards.co.uk | Tel: 01823 325 250

Opening Times: Mon Closed | Tue Closed | Wed Closed | Thurs Closed | Fri Closed | SatClosed | Sun Closed

* Unfurnished
* COACH HOUSE
* GARAGE AND DRIVEWAY
* NEUTRALLY DECORATED
* GAS CENTRAL HEATING
* DOUBLE GLAZED
* DEPOSIT £1096
*

Situation

A Coach-House situated in the village of Cotford St Luke. Close to local amenities including schools and colleges in Taunton and Wellington and within easy access of the M5 motorway.

The accommodation comprises: 2 good size bedrooms, reception room, well presented fitted kitchen equipped with washer/dryer, bathroom. The property benefits from gas central heating, double glazing throughout, allocated parking & single garage.

EPC Rating - C
Council Tax Band - B
VIEWING TIMES: 9.30am to 4.00pm Monday to Friday.
Material Information
Construction – Traditional Build
Utilities - Electricity, gas, water and mains drainage.
Heating – Gas
Mobile telephone and broadband coverage available. To confirm the nature of the coverage and speeds, etc., please see below:
For information regarding flooding, please see below:

flood-map-for-planning.service.gov.uk/location
Planning – To view planning applications in the local area, please see below:
Fees apply;
• Holding deposit; The holding deposit of 1 weeks rent will be retained and put towards the first months' rent, subject to successful referencing. The holding deposit is non-refundable if the tenancy does not go ahead due to the tenants providing false or misleading information, pulling out or failing the right to rent check. Details will be put in writing to the tenants within 7 days of the application not proceeding.
• Late payment of rent; 3% above the Bank of England base rate which, after 14 days can be backdated to the day rent was due.
• Any alternations/variations to the tenancy agreement; £50.
• Early termination fee (with landlords consent) £510.00.
• All charges are inclusive of vat.
A property cannot be held in reserve until all relevant monies have been paid.
• Any keys or security devices that are lost during the tenancy will be charged to the tenant.

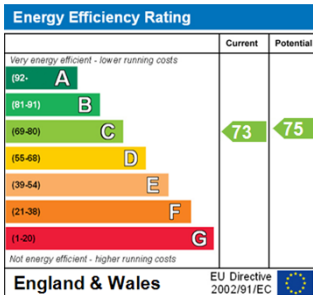
Directions

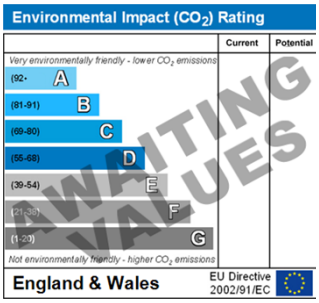
Further Information

The deposit required is £1,096

Accommodation

All measurements are approximate.





Property Ref: inst-1416