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Burge Crescent, Cotford St. Luke, Taunton, Somerset £200,000









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- * Drive parking and garage
- * Gas fired central heating and sealed unit double glazing
- * Ground floor cloakroom/wc
- * Two separate reception rooms
- * Well fitted kitchen
- * Master bedroom with ensuite shower room
- * Two further bedrooms, both with fitted wardrobes
- * Family bathroom
- * Private enclosed rear garden with pedestrian access





WARE & CO estate and letting agents

THE PROPERTY:

Standing close to the heart of the village, this deceptively spacious and beautifully presented family home is offered with gas fired central heating and sealed unit double glazing.

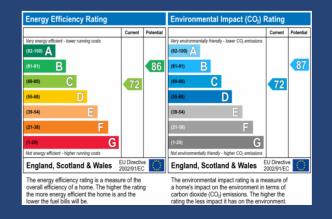
Built with rendered cavity walls under a tiled and insulated roof, the accommodation briefly comprises an entrance hall, cloakroom/wc, living room with double doors to the garden, large separate dining room with bay window to the front, well fitted kitchen, gallery landing with feature window, master ensuite bedroom, two further good sized bedrooms with built-in wardrobes and a family bathroom. Outside there is drive parking space leading to a single garage located under the adjoining coach house and pleasant enclosed rear garden with pedestrian access.

An early viewing is highly advised to fully appreciate this spacious well presented family home.

THE LOCATION:

Cotford St. Luke is a modern village situated approximately five miles to west of Taunton offering a range of amenities including a Co-Op store, highly regarded primary school, public house/restaurant, village hall and recreational fields. The larger village of Bishops Lydeard is close by, whilst Taunton Town Centre, noted for its excellent selection of shops, bars and restaurants, educational facilities and easy of access to the M5 Motorway at Junction 25 is a short drive away.

TENURE: House - Freehold Garage - Leasehold



GROSS INTERNAL FLOOR AREA;

89 sq.m.

SUMMARY ACCOMMODATION

Entrance Hall; Cloakroom/wc; 1.89m (6'2") x 1.10m (3'6") Living Room; 4.24m (13'9") x 3.20m (10'5") Dining Room; 5.15m (16'9") x 2.62m (8'6") plus bay window Kitchen; 3.84m (12'6") x 2.41m (7'9") Landing; Master Bedroom; 3.29m (10'8") x 2.93m (9'6") En Suite Shower Room; 2.04m (6'7") x 1.37m (4'5") Bedroom 2; 2.93m (9'6") x 2.87m (9'4") Bedroom 3; 3.11m (10'2") x 2.32m (7'6") Bathroom; 1.89m (6'2") x 1.89m (6'2") Garage; 5.58m (18'3") x 2.65m (8'7")

SERVICES;

Main services of gas, electricity, water and drainage are connected. Gas fired central heating with radiators and sealed unit double glazing. Telephone at present connected, subject to TELECOM regulations.

