



GROUND FLOOR



1ST FLOOR

For illustrative purposes only. Actual estate - all measurements are approximate and no responsibility is taken for errors or omissions. Please contact Agents/estate agents should only be used for reference.
Malden & Malpas 01237



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





- * A spacious family home presented in immaculate decorative order throughout
- * 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



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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.



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92-100) A			(92-100) A		
(81-91) B			(81-91) B	87	
(69-80) C			(69-80) C	72	
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England, Scotland & Wales	EU Directive 2002/91/EC		England, Scotland & Wales	EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating the less impact it has on the environment.