



GIBBINS RICHARDS 

70 Burge Crescent, Cotford St. Luke, Taunton TA4 1PD

£205,000

GIBBINS RICHARDS   
Making home moves happen



**NO CHAIN!** This fantastic two bedroomed, end of terrace house in the popular village of Cotford St Luke is situated in the corner of a quiet cul-de-sac and offers the following accommodation; cloakroom, sitting room, kitchen/dining room to the ground floor, whilst to the first floor are two bedrooms and a family bathroom. Externally, the property benefits from off road parking, a garage and a private low maintenance west facing rear garden.

Tenure: Freehold / Energy Rating: C / Council Tax Band: B

The frontage of the property boasts a modest front garden with a seating area, perfect for sitting in the morning sun. The home is just a stone's throw from access to countryside walks, popular with dog owners. Cotford St Luke is a thriving modern village community with amenities including general store, public house/restaurant, primary school, community centre, plenty of well-maintained public open spaces and a regular public transport service. The village lies approximately five miles to the north west of Taunton.

NO ONWARD CHAIN  
WEST FACING REAR GARDEN  
GARAGE  
OFF ROAD PARKING  
POPULAR VILLAGE LOCATION  
GAS CENTRAL HEATING  
DOUBLE GLAZING  
CLOAKROOM







## Hall

Kitchen 12' 0" x 7' 0" (3.65m x 2.13m)

Sitting Room 14' 0" x 8' 0" (4.26m x 2.44m)

Cloakroom 5' 0" x 2' 0" (1.52m x 0.61m)

## First Floor Landing

Bedroom 1 10' 0" x 8' 0" (3.05m x 2.44m)

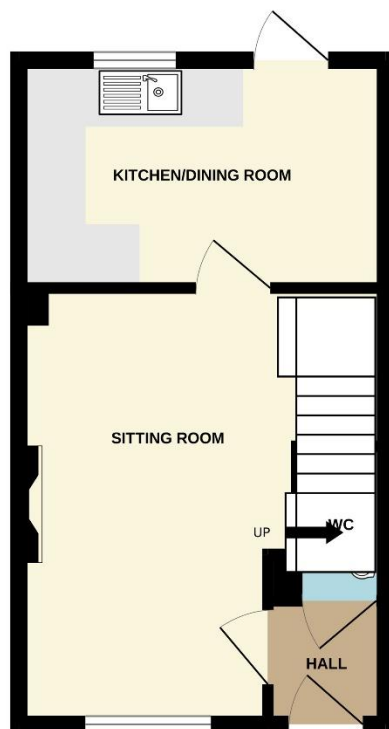
Bedroom 2 12' 0" x 7' 0" (3.65m x 2.13m)

Family Bathroom 6' 0" x 6' 0" (1.83m x 1.83m)

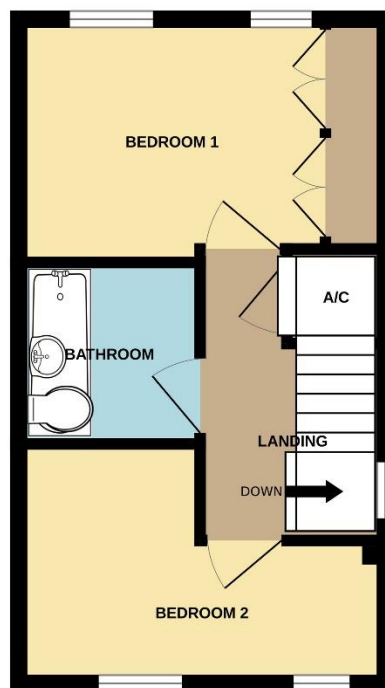
**Outside**  
The property is situated in a quiet cul-de-sac and has parking in front of the garage for one car. In addition, there is a pleasant seating area between the front door and garage. To the rear is a well maintained, west facing garden.



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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The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.

References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor.

Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.



We routinely refer potential sellers and purchasers to a selection of recommended conveyancing firms – both local and national. It is their decision whether to use those services. In making that decision, it should be known that we receive a payment benefit of not more than £200 per transaction.  
We routinely refer potential sellers and purchasers to Mortgage Advice Bureau (MAB) for mortgage and protection advice. It's their decision whether to use those services. In making that decision, it should be known that we receive a payment benefit of not 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 in order 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 should a purchase cease to continue. It can be paid via a card machine, or via BACS transfer.

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