



GIBBINS RICHARDS 

7 Manning Road, Cotford St. Luke, Taunton TA4 1NY

£254,500

GIBBINS RICHARDS 
Making home moves happen

A three bedroomed end of terrace family home with no onward chain, enclosed garden, garage and two car driveway located in the village of Cotford St. Luke. The accommodation consists of: entrance hall, cloakroom, sitting room, kitchen/diner, three first floor bedrooms and family bathroom. Energy rating: C-70

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

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. The accommodation is warmed by gas central heating and benefits from double glazed windows.

END OF TERRACE HOME
THREE BEDROOMS
CLOAKROOM
KITCHEN/DINER
ENCLOSED REAR GARDEN
GARAGE & PARKING
VILLAGE LOCATION
CLOSE TO AMENITIES
NO ONWARD CHAIN



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Entrance Hall	Leading to stairs.
Cloakroom	4' 5" x 3' 6" (1.35m x 1.07m)
Sitting Room	14' 1" x 12' 9" (4.29m x 3.88m)
Kitchen/Diner	15' 5" x 9' 9" (4.70m x 2.97m)
First Floor Landing	
Bedroom 1	12' 3" x 9' 6" (3.73m x 2.89m) Built in wardrobes.
Bedroom 2	9' 2" x 7' 7" (2.79m x 2.31m)
Bedroom 3	8' 5" x 6' 4" (2.56m x 1.93m)
Family Bathroom	6' 3" x 5' 5" (1.90m x 1.65m)
Outside	Single garage, parking and west facing rear garden.



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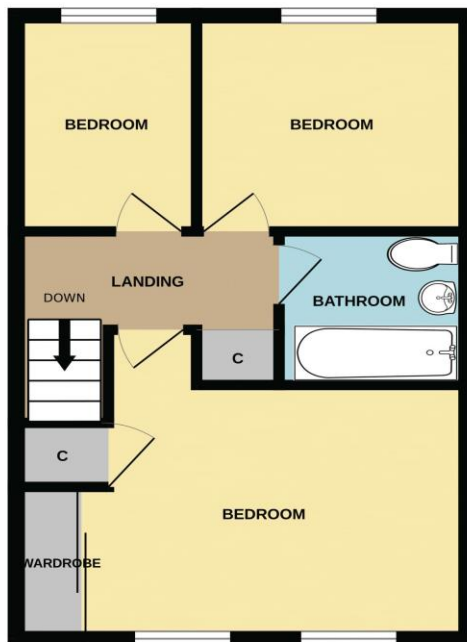
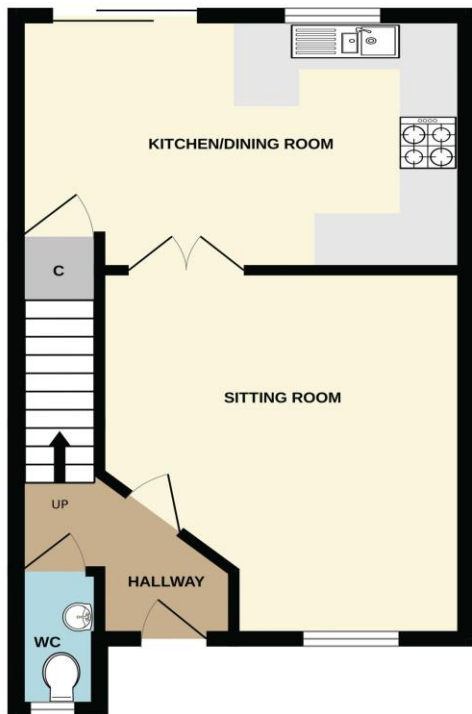
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GROUND FLOOR

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.

50 High Street, Taunton, Somerset TA1 3PR Tel: 01823 332828
 Email: tn@gibbinsrichards.co.uk Web: www.gibbinsrichards.co.uk