



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

£445,000

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A four bedroomed detached home with a one bedroomed self contained annexe located in the village of Cotford St Luke. The property has recently been decorated and the accommodation consists of; entrance hall, cloakroom, two reception rooms, the kitchen, including appliances are brand new, utility, four first floor bedrooms with an en-suite shower room and dressing area to the master bedroom and separate family bathroom. The double garage has been converted into a self contained one bedroomed annexe with a kitchen and a bathroom. Externally the property benefits from an enclosed rear garden and driveway parking. AVAILABLE WITH NO ONWARD CHAIN.

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

Cotford St Luke is a thriving modern village community with amenities to include 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.

DETACHED HOME
FOUR BEDROOMS
ONE BED SELF CONTAINED ANNEXE
CLOAKROOM AND UTILITY
TWO RECEPTION ROOMS
EN-SUITE SHOWER ROOM AND DRESSING AREA
DRIVEWAY PARKING
ENCLOSED REAR GARDEN
VILLAGE LOCATION
NO ONWARD CHAIN





Entrance Hall	Stairs leading to the first floor.
Dining Room	11' 4" x 11' 0" (3.45m x 3.35m)
Sitting Room	19' 11" x 12' 2" (6.07m x 3.71m) French doors opening to the rear garden.
Cloakroom	4' 5" x 3' 6" (1.35m x 1.07m)
Kitchen	13' 11" x 8' 6" (4.24m x 2.59m) Under stairs storage cupboard.
Utility Room	8' 6" x 5' 1" (2.59m x 1.55m) Containing wall mounted boiler. Door to the rear garden.
First Floor Landing	Airing cupboard. Access to loft space.
Master Bedroom	11' 6" x 11' 1" (3.50m x 3.38m) Dressing area 8' 8" x 5' 9" (2.64m x 1.75m) max. Built-in wardrobes. En-suite 7' 2" x 5' 8" (2.18m x 1.73m)
Bedroom 2	12' 5" x 11' 0" (3.78m x 3.35m) max.
Bedroom 3	10' 11" x 8' 8" (3.32m x 2.64m) max.
Bedroom 4	8' 9" x 7' 4" (2.66m x 2.23m)
Family Bathroom	8' 0" x 5' 0" (2.44m x 1.52m)
Annexe	Kitchen area 8' 3" x 5' 11" (2.51m x 1.80m) max. Sitting Room/Bedroom Area 17' 4" x 10' 8" (5.28m x 3.25m) max, plus wardrobe. Bathroom 8' 8" x 5' 10" (2.64m x 1.78m)
Outside	Driveway parking and side access to an enclosed rear garden.





GROUND FLOOR
897 sq.ft. (83.3 sq.m.) approx.



1ST FLOOR
623 sq.ft. (57.9 sq.m.) approx.



TOTAL FLOOR AREA: 1520 sq.ft. (141.2 sq.m.) approx.

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.



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