

108 Burge Crescent, Cotford St. Luke, Taunton TA4 1PD £445,000



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





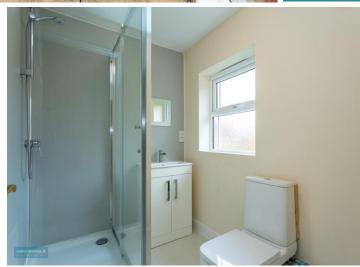






ntrance Hall	Stairs leading to the first floor.
ining Room	11' 4'' x 11' 0'' (3.45m x 3.35m)
itting Room	19' 11'' x 12' 2'' (6.07m x 3.71m) French doors opening to the rear garden.
loakroom	4' 5'' x 3' 6'' (1.35m x 1.07m)
itchen	13' 11'' x 8' 6'' (4.24m x 2.59m) Under stairs storage cupboard.
Itility Room	8' 6'' x 5' 1'' (2.59m x 1.55m) Containing wall mounted boiler. Door to the rear garden.
irst Floor Landing	Airing cupboard. Access to loft space.
Aaster 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)
edroom 2	12' 5'' x 11' 0'' (3.78m x 3.35m) max.
edroom 3	10' 11'' x 8' 8'' (3.32m x 2.64m) max.
edroom 4	8' 9'' x 7' 4'' (2.66m x 2.23m)
amily Bathroom	8' 0'' x 5' 0'' (2.44m x 1.52m)
nnexe	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)
Dutside	Driveway parking and side access to an enclosed rear garden.





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







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

Whild every attempt has been made to ensure the accuracy of the floorpian contained here measurements of doors, windows, comes and any other terms are approximate and no responsibility bits 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 ang halinacce shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Mercips, ©2029 (

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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