



GIBBINS RICHARDS 
Making home moves happen

53 Burge Crescent, Cotford St. Luke, Taunton TA4 1NU
£300,000

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A most remarkably presented three storey town house offering a reconfigured ground floor with a stunning kitchen/family area, sitting room and three bedrooms and bathroom on the upper floors. A truly beautiful property which must be seen to be fully appreciated.

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

The house is accessed across a small front garden, planted with mature hedging and providing some good privacy from the road. The front door leads into an entrance hall, to the left of which is a very attractively laid out family area with bay window (which is now, due to some reconfiguring) open to the impressive kitchen/breakfast area which extends to the rear of the property. The kitchen is remarkably well fitted with base level cupboards and extensive work surfaces, built-in Bosch appliances including a microwave, oven, coffee machine, and various other contemporary fittings and features. There is also space for an American style fridge/freezer. On the first floor there is a sitting room, which again, utilises the bay window to add an extra feature and to the rear of that is a bedroom and bathroom. On the top floor, there are two further double bedrooms, one of which has an en-suite shower room. The property is beautifully presented throughout and one cannot under state the tasteful style that the current owners have utilised to make this a simply stunning family home. The house also comes with a small rear garden with access to a garage in a block behind with parking in front. With gas central heating and double glazing throughout, this property is a truly superb property and an early viewing is highly recommended.

STUNNING END OF TERRACE THREE STOREY TOWN HOUSE
RECONFIGURED GROUND FLOOR WITH A FABULOUS KITCHEN/BREAKFAST
AREA

THREE DOUBLE BEDROOMS
FIRST FLOOR SITTING ROOM
STUNNING GROUND FLOOR
BEAUTIFULLY DECORATED THROUGHOUT
ENCLOSED REAR GARDEN
GARAGE BEHIND WITH PARKING
GAS CENTRAL HEATING & DOUBLE GLAZING



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Entrance Hall With under stairs cupboard.
 Open Plan Kitchen/Dining Area/Family Room
 30' 0" x 15' 0" (9.14m x 4.57m) maximum.
 First Floor
 Bedroom 3 13' 1" x 8' 6" (3.98m x 2.59m) Built-in
 cupboard.
 Family Bathroom
 Sitting Room 15' 4" x 10' 5" (4.67m x 3.17m) plus bay
 window.
 Top Floor
 Bedroom 1 13' 1" x 10' 8" (3.98m x 3.25m) Built-in
 wardrobe.
 En-suite Shower Room
 Bedroom 2 13' 1" x 8' 8" (3.98m x 2.64m) Built-in
 wardrobes.
 Outside Small enclosed rear garden,
 predominately west facing with low
 maintenance artificial lawn and fence
 borders and a gate leading to a garage in
 the middle of a terrace of three with
 parking in front.



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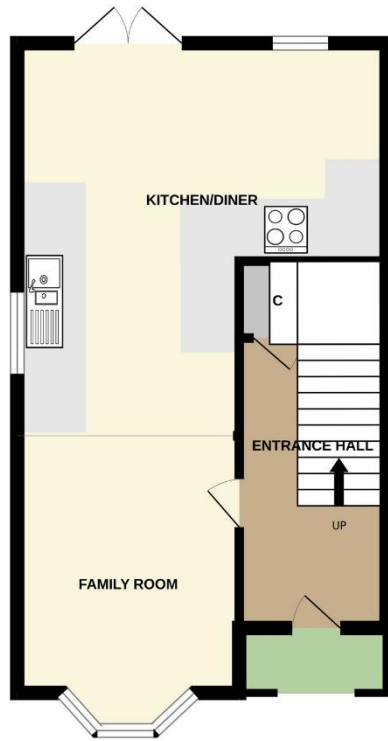


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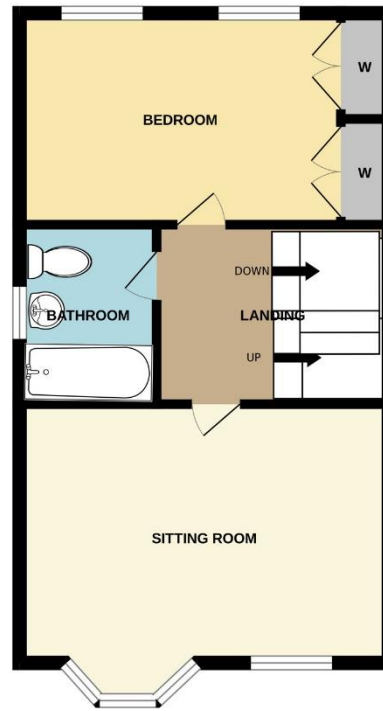


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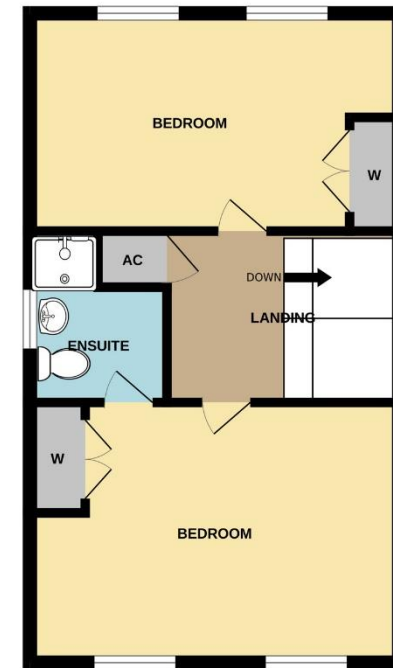
GROUND FLOOR
392 sq.ft. (36.5 sq.m.) approx.



1ST FLOOR
408 sq.ft. (37.9 sq.m.) approx.



2ND FLOOR
402 sq.ft. (37.4 sq.m.) approx.



TOTAL FLOOR AREA : 1203 sq.ft. (111.8 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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