



61 Burge Crescent

Cotford St Luke, TA4 1NU

£240,000 Freehold

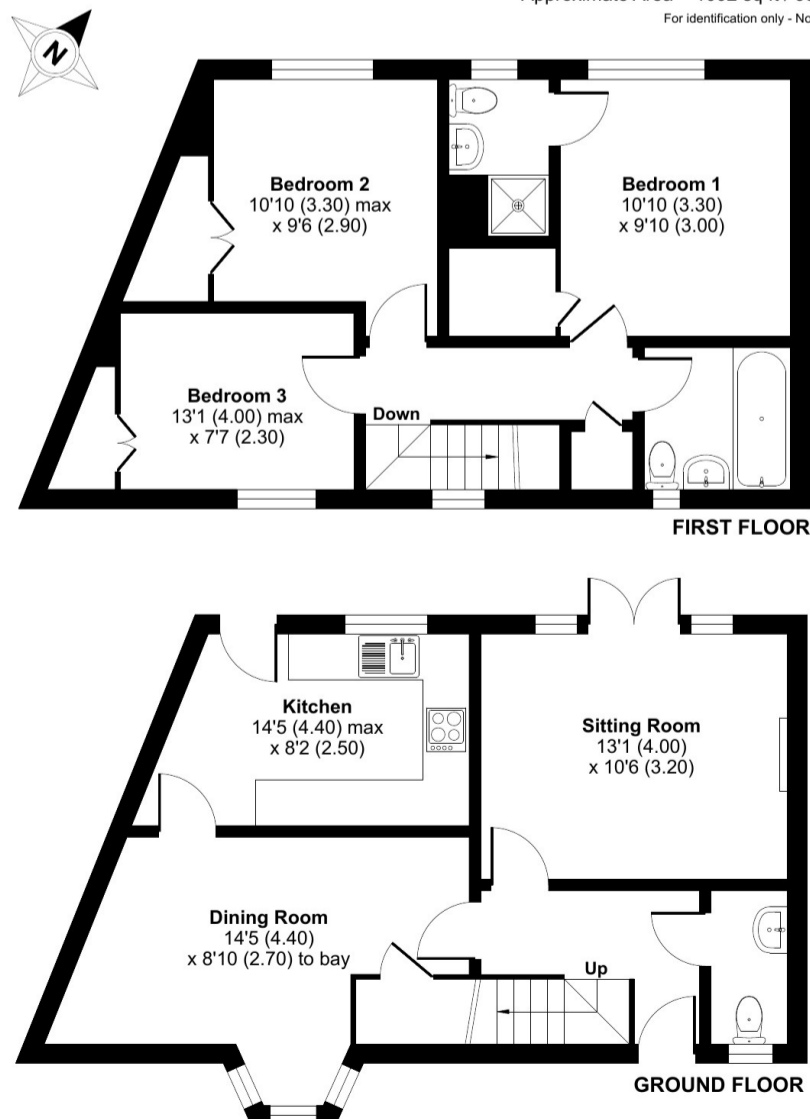


**Wilkie May
& Tuckwood**

Floor Plan

Burge Crescent, Cotford St. Luke, Taunton, TA4

Approximate Area = 1002 sq ft / 93 sq m
For identification only - Not to scale



Description

Situated in the popular village of Cotford St Luke and believed to have been constructed in circa 2005 by Messrs Bryant Homes to their popular Hamborough design, is this three bedroom family home.

The property, which is offered to the market with vacant possession, benefits from uPVC double glazing and mains gas fired central heating and is further enhanced by an enclosed garden and single garage alongside.

- Three Bedrooms
- uPVC Double Glazing
- Gas Fired Central Heating
- Popular Village Location
- Single Garage
- No Onward Chain



Internally, a front door leads into entrance hall with cloakroom off. A sitting room is found at the rear of the property and has French doors leading out into the garden. There is a separate dining room with bay window to front and access through to a modern fitted kitchen. The kitchen is fitted with a range of matching wall and base units, roll edge work surfaces and tiled splashbacks with integrated stainless steel oven, gas hob and extractor fan over. There is a concealed wall mounted Vaillant gas boiler and access to the rear.

To the first floor are three bedrooms, all with built-in wardrobes. Bedroom one also benefits from an en-suite shower room which comprises of wc, wash hand basin, walk-in shower with tiled surround and shower over. A family bathroom completes the accommodation and comprises of wc, wash hand basin, bath with tiled surround and electric shower over. Externally, there is an enclosed rear garden with gated rear access, as well as a single garage with up-and-over door, electric, power and lighting alongside.

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GENERAL REMARKS AND STIPULATIONS:

Tenure: The property is offered for sale freehold by private treaty with vacant possession on completion.

Services: Mains water with meter, mains electricity, mains drainage, gas fired central heating.

Local Authority: Somerset Council, County Hall, The Crescent, Taunton, Somerset, TA1 4DY

Property Location: w3w.co/squaring.replaying.juggler

Council Tax Band: C

Broadband Availability: Ultrafast with up to 1800 Mbps download speed and 900 Mbps upload speed.

Mobile Phone Coverage: Indoor—limited voice & data with Three. Outdoor—voice & data likely with EE, Three, O2 & Vodafone.

Flood Risk: Rivers & Sea—very low. Surface water—very low.

IMPORTANT NOTICE Wilkie May & Tuckwood for themselves and for the vendors of the property, whose agents they are, give notice that: 1. the particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchaser and do not constitute part of an offer or contract. Prospective purchasers and lessees ought to seek their own professional advice. 2. All descriptions, dimensions, areas, reference to condition and necessary permissions for use and occupation and other details are given in good faith, and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 3. No person in the employment of Wilkie May & Tuckwood has any authority to make or give any representations or warranty

whatever in relation to this property on behalf of Wilkie May & Tuckwood, nor enter into any contract on behalf of the vendor. 4. No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties which have been sold, let or withdrawn. Photographs taken and details prepared March 2025. MEASUREMENTS AND OTHER INFORMATION All measurements are approximate and have been taken by Nichecom. While we endeavour to make our sales particular accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information with you.

Code of Practice for Residential Estate Agents: Effective from 1 August 2011:

'8. Financial Evaluation 8a At the time that an offer has been made and is being considered by the seller, you must take reasonable steps to find out from the prospective buyer the source and availability of his funds for buying the property and pass this information to the seller. Such information will include whether the prospective buyer needs to sell a property, requires a mortgage, claims to be a cash buyer or any combination of these. Such relevant information that is available should be included in the Memorandum of Sale having regard to the provisions of the Data Protection Act.8b These reasonable steps must continue after acceptance of the offer until exchange of contracts (in Scotland, conclusion of missives) and must include regular monitoring of the prospective buyer's progress in achieving the funds required, and reporting such progress to the seller.

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 their purpose. A Buyer is advised to obtain verification from their solicitor or surveyor. References to the Tenure of the 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.



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