

for sale

£270,000



St. Lukes Mews Cotford St. Luke Taunton TA4 1NT

This STUNNING HOME is located in the popular village of COTFORD ST LUKE and boasts THREE BEDROOMS, a beautiful refitted Kitchen, media wall with fireplace and IMMACULATE SHOWER ROOM. Further features include LOCAL AMENITIES, two parking spaces and SOUTH-FACING GARDEN!



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Front Door

Leading into...

Entrance Hall

Door to the storage cupboard/WC and Lounge.

Cupboard / W C

Currently being used as a large storage cupboard but retaining all of the connections to reinstate the original WC.

Lounge

16' 4" x 10' 4" (4.98m x 3.15m)

A beautifully presented reception room with a wonderful homely

feeling. A real feature is the media wall with a stunning built-in fireplace and shelving. Further features of the room include a wall-mounted radiator, television point and window to front aspect. Stairs rising to the first floor. Door through to the...

Kitchen / Diner

14' 8" x 8' 4" (4.47m x 2.54m)

The incredible refitted Kitchen comprises a range of high specification wall and base units. Work surfaces incorporating a recessed sink and gas hob with fitted cooker hood over. Built-in electric oven and dishwasher. Recesses for an American style fridge/freezer and automatic washing machine. Additional features include tiled splashbacks, wall-mounted radiator and French doors leading to the Conservatory.

Conservatory



Triple aspect windows and double doors leading to the rear garden.

First Floor Landing

Cupboard housing the gas boiler. Loft hatch leading to a part-boarded loft with fitted ladder. Doors to all bedrooms and the Bathroom.

Bedroom 1

12' 5" x 8' 2" (3.78m x 2.49m)

A good size double bedroom with double wardrobes, television point, wall-mounted radiator and window to rear.

Bedroom 2

8' 11" x 8' 7" (2.72m x 2.62m)

Fitted wardrobes, television point and window to front aspect.

Bedroom 3

8' 5" x 6' 5" (2.57m x 1.96m)

Wall-mounted radiator and window to rear aspect.

Shower Room

A beautifully appointed shower suite comprising shower cubicle, low level WC and wash hand basin. Further features include a wall-mounted heated towel rail, inset spotlights, extractor fan and window to front aspect.

Rear Garden

A south-facing patio garden with an external tap and rear gate leading to the parking.

Parking

Two allocated parking spaces to the rear of the property.





This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

directions to this property:

At the Cross Keys roundabout head north on the A358. At the next roundabout take the first exit signposted for Cotford St Luke. Enter the village and take the third exit onto Graham Way. After passing the Co-Op shop and at the next roundabout turn left onto St Lukes Mews.

To view this property please contact Connells on

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53 High Street
 TAUNTON TA1 3PR

Property Ref: TTN311618 - 0003

Tenure: Freehold

EPC Rating: Awaited

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