

for sale

£325,000



## Nichol Place Cotford St. Luke Taunton TA4 1JD

Three bedroom DETACHED property with two allocated/off road parking spaces. The property is very well presented and also comes with a CONSERVATORY.





# Nichol Place Cotford St. Luke Taunton TA4 1JD

## Ground Floor

### Entrance Hall

Door to the front, radiator and access to ground floor cloakroom.

### Lounge

13' 6" x 16' 6" ( 4.11m x 5.03m )

Spacious room with gas fire, radiator and sliding door to the conservatory.

### Kitchen/Diner

9' x 16' 5" ( 2.74m x 5.00m )

A light dual aspect room with ample space for a dining table and access to storage under the stairs. There is an integral dishwasher and space for a fridge/freezer, washing machine and

tumble dryer.

### Conservatory

8' 10" x 12' ( 2.69m x 3.66m )

With under floor heating, a ceiling fan and fitted blinds, this is a versatile room to be used all year round.

## First Floor

### Bedroom One

9' 6" x 11' 7" ( 2.90m x 3.53m )

Double glazed window to the rear aspect with fitted blinds, double wardrobe with rails and shelving, radiator and loft access. The loft has a fitted ladder, light and is boarded.

### En Suite





Shower cubicle, WC, wash basin, heated towel rail and tiled floor.  
Extractor fan.

### **Bedroom Two**

10' 4" x 9' 3" ( 3.15m x 2.82m )

Double glazed window to the rear, radiator and in-built single width wardrobe with fitted rail and shelving.

### **Bedroom Three**

7' 10" x 6' 10" ( 2.39m x 2.08m )

Radiator and double glazed window to the front.

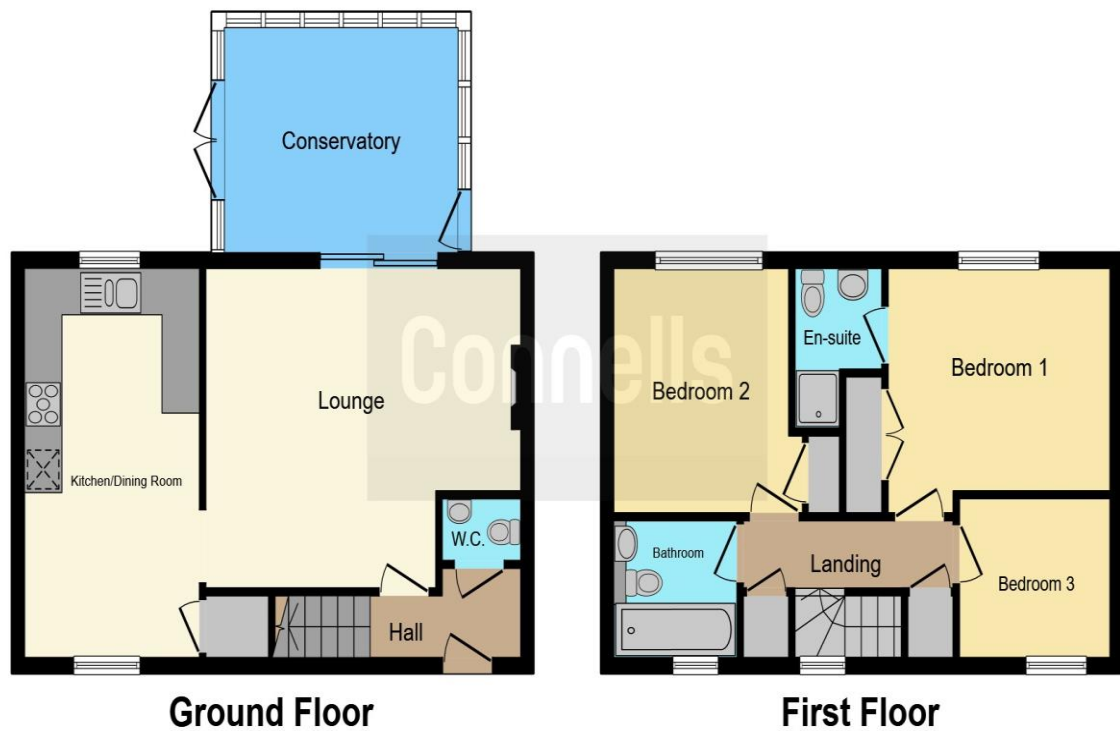
### **Bathroom**

Wash basin with vanity unit, WC, bath with mains shower over, radiator, extractor fan and double glazed window to the front.

### **Outside**

To the front there is a garden laid for easy maintenance and to the rear is another low maintenance garden laid mostly to patio and stone chippings. There is a tap, side gate and lighting.





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Property Ref: TTN312685 - 0003

**Tenure:** Freehold

**EPC Rating:** C

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