

for sale

£315,000



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.



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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.

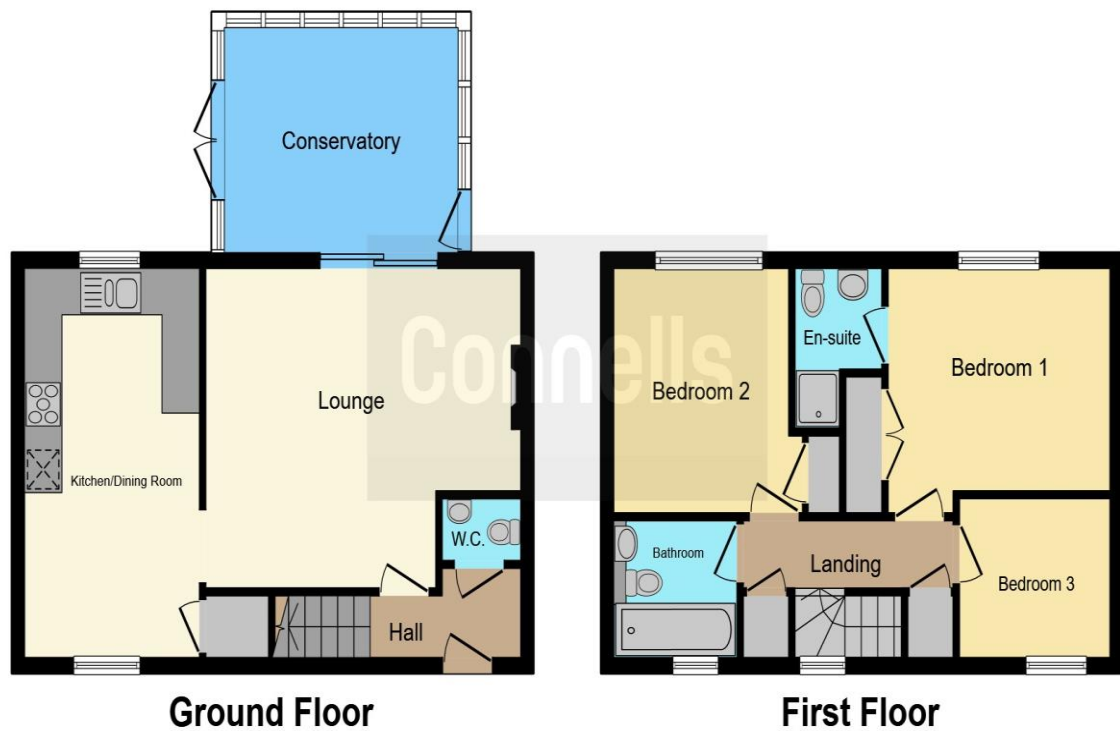
Bathroom

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.





This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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Property Ref: TTN312685 - 0004

Tenure: Freehold EPC Rating: C

Council Tax Band: D

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