

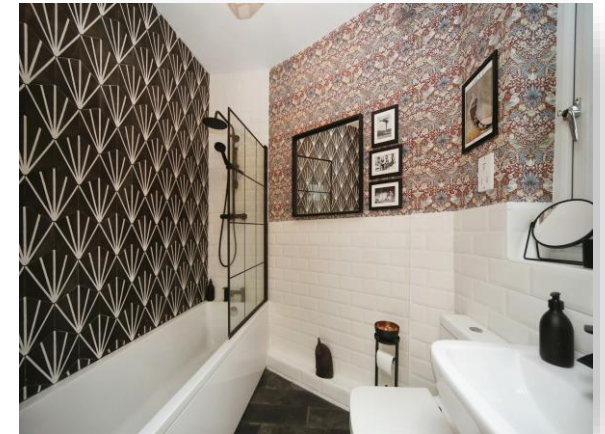


Nichol Place, Cotford St. Luke Taunton TA4 1JD

welcome to

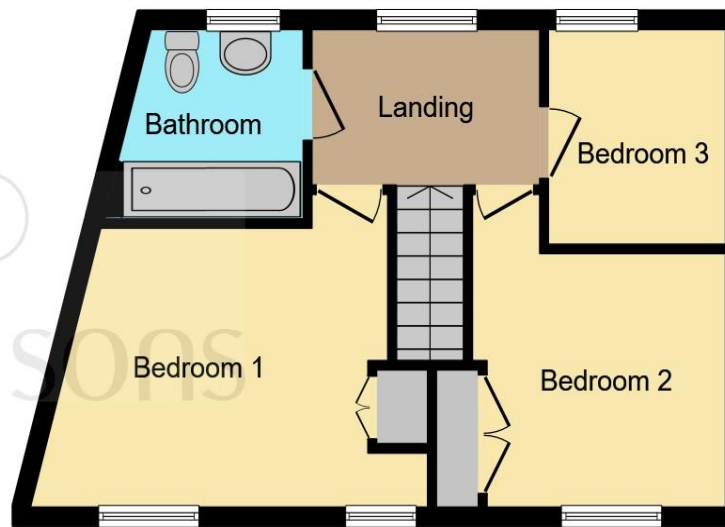
Nichol Place, Cotford St. Luke Taunton

Fox and Sons are delighted to bring to the market this well presented and refurbished three bedroom semi detached home. Internally the property has been reconfigured to accommodate for open planned living and the rear garden has been landscaped. The property also includes a garage and parking.





Ground Floor



First Floor

Hall

Sitting Room

16' 11" Max x 9' 10" Max (5.16m Max x 3.00m Max)

Dining Area

Irregular Shaped Room 14' 6" Max x 8' 3" Max (4.42m Max x 2.51m)

Kitchen

Irregular Shaped Room 13' 1" Max x 8' 9" Max (3.99m Max x 2.67m)

Landing

Bedroom 1

18' 2" Max x 10' Max (5.54m Max x 3.05m Max)

Bedroom 2

10' 3" Max x 9' 1" Max (3.12m Max x 2.77m Max)

Bedroom 3

7' 8" Max x 6' 11" Max (2.34m Max x 2.11m Max)

Bathroom

Rear Garden

Garage

17' 1" Max x 8' 4" Max (5.21m Max x 2.54m Max)

Agents Note

The EPC rating was measured prior to the property being renovated.

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.

welcome to

Nichol Place, Cotford St. Luke Taunton

- Refurbished to a very high standard
- Reconfigured for open planned living
- Desirable Location
- Landscaped rear garden.
- Garage and off street parking.

Tenure: Freehold EPC Rating: D

offers in excess of

£280,000



view this property online fox-and-sons.co.uk/Property/TAU107993

Please note the marker reflects the postcode not the actual property



Property Ref:
TAU107993 - 0008

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.


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