



FOR SALE

Guide Price £280,000

Burge Crescent,



Cotford St Luke

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A beautifully presented family home, situated in a much sought-after village location in a quiet cul-de-sac position, boasting 3 bedrooms 1 being en-suite, sitting room, a lovely kitchen/dining room, conservatory, cloakroom, family bathroom, double glazing, gas central heating, garage, parking and a fully enclosed garden. No onward chain.





Accommodation
Front door opening to:-

Entrance Hall

With a feature tiled floor, radiator, stairs to the first floor accommodation, ceiling light, doors to:-

Cloakroom

With a wash hand basin with tiled splash back, close coupled WC, radiator, extractor fan and ceiling light.

Sitting Room

c.14'10 x 10'4 (4.52m x 3.14m)

With a double glazed window to the front aspect, double glazed patio doors and further window obtaining borrowed light from the conservatory, decorative fire surround, television point, 2 radiators, ceiling light.

Conservatory

c.11'3 x 10'5 (3.42m x 3.17m)

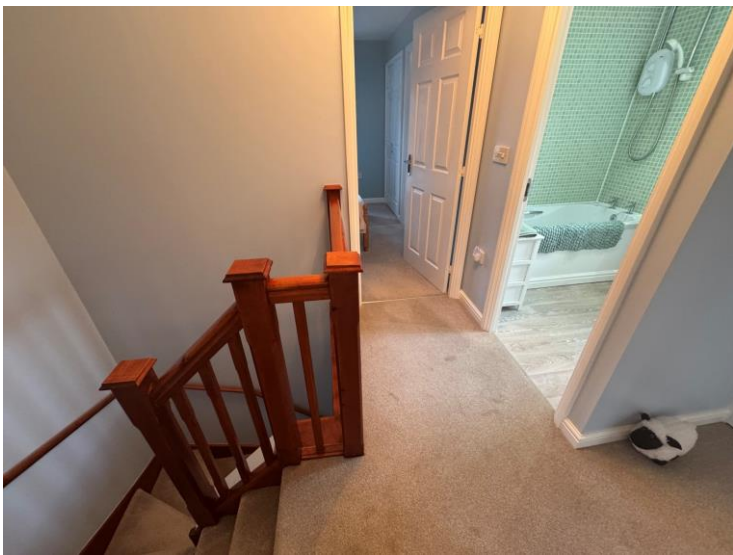
With double glazed windows to both sides and rear aspects, double glazed patio doors to the rear garden, a feature tiled floor, radiator and wall light.

Kitchen/Dining Room

c.14'10 x 7'11 (4.52m x 2.41m)

With double glazed windows to the front and side aspects, feature tiled floor, fitted units comprising both floor and wall mounted storage cupboards and drawers, with working surfaces incorporating a single bowl single drainer stainless steel sink unit with mixer tap, space and plumbing for both washing machine and dishwasher, built-in electric oven and 4 ring gas hob with extractor cooker hood over, tiling splash prone areas, radiator, a cupboard housing the wall mounted gas boiler for the hot water and central heating, 2 ceiling lights.





Landing

With access to the loft space, ceiling light, airing cupboard housing a hot water cylinder.

Bedroom 1

c.10'6 x 9'1 (3.20m x 2.76m)

With a double glazed window to the rear elevation, built-in wardrobe, radiator, ceiling light and door to:-

En-Suite Shower Room

With a double glazed window to the front elevation, a suite comprising of a fully tiled shower cubicle, pedestal wash hand basin, close coupled WC, radiator, tiling to splash prone areas, shaver socket, extractor fan and 2 ceiling lights.

Bedroom 2

c.8'5 x 8'1 (2.56m x 2.46m)

With a double glazed window to the side elevation, radiator, ceiling light.





Bedroom 3

c.8'2 x 6'11 (2.48m x 2.10m)

With a double glazed window to the front elevation, radiator, ceiling light.

Family Bathroom

With a double glazed window to the front elevation, a suite comprising of a bath with shower over, pedestal wash hand basin, close coupled WC, tiling to splash prone areas, radiator, shaver socket, extractor fan, 3 spotlights.



Outside

There is a gated driveway close by providing parking and giving access to a single garage, the rear garden is fully enclosed offering a patio and lawn, with water supply and side access to the front of the property where there is a fully enclosed patio.

Council Tax Band: - C

Construction: - Brick under a tiled roof with double glazing.

Utilities: - Mains electric, gas, water and drainage.

Flood Risk: - Surface medium, river and sea very low.

Primary School Catchment: - Cotford St Luke Primary.

Secondary School Catchment: - Kingsmead School.





Directions

From Taunton head out on the Minehead Road, pass Norton Manor Camp and at the roundabout turn right signed Cotford St Luke, upon entering the village you will get to a roundabout, turn right and follow this road to the bottom and continue into Burge Crescent, turn right into the first cul-de-sac and the property will be found at the end.

Please note the following:

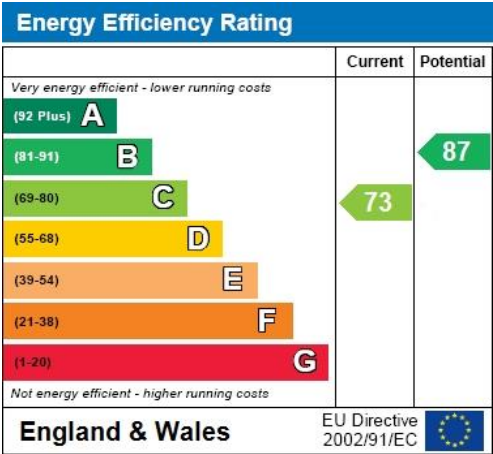
While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you please contact us and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.

Measurements These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

Services Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

To ensure the purchase of your property moves ahead as quickly as possible we may refer the conveyancing work for you, and/or the vendor, if required to a conveyancing firm. We may also refer you to a financial advisor if so required. A commission may be paid to the agent by a 3rd party for this.

THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER THE SOLE TRADER TRADING AS TRG LAWRENCE & SON NOR ANY OF THEIR EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.



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Ground Floor

First Floor

For illustration only.
Decoration, fixtures & fittings do not
represent the current state of the property.
Dimensions are approximate & not to scale.
No responsibility is taken for any errors or
omissions.

Viewing strictly by appointment call 01823 336 103

Monday - Friday 9.00am - 5.30pm

Saturday 9.00am - 4.00pm

TRG Lawrence & Son, 4 Station Road, Taunton, Somerset TA1 1NH

www.trglawrenceandson.co.uk

Please respect the sellers privacy and do not make an approach by knocking on the door.

