

for sale

£225,000



Burge Meadow Cotford St. Luke Taunton TA4 1QN

Situated in the popular village of Cotford St Luke, this two-bedroom semi-detached home offers a generous front garden and driveway parking for two vehicles, making it an ideal first-time buy or investment opportunity.

Early viewings are highly recommended.



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Entrance Hall

Door to front aspect. Stairs rising to the first floor, access to the ground floor cloakroom/WC and opening to the kitchen and lounge.

Cloakroom/Wc

Fitted with a low-level WC and wash hand basin.

Kitchen

Fitted kitchen comprising a range of wall and base units with work surfaces over, inset sink and drainer, space for appliances, and window to the front aspect.

Lounge

A spacious reception room with ample space for lounge furniture, under-stairs storage cupboard, and French doors opening onto the rear garden.

First Floor Landing



Front Garden

Doors to all first-floor rooms and access to the loft space.

Bedroom One

A double bedroom with built-in wardrobe and window overlooking the front of the house.

Bedroom Two

A well-proportioned second double bedroom with built-in wardrobe and window to rear aspect.

Bathroom

Fitted with a panel-enclosed bath with shower over, wash hand basin, and low-level WC.

These descriptions are concise and in a style commonly used for Rightmove and property brochures.

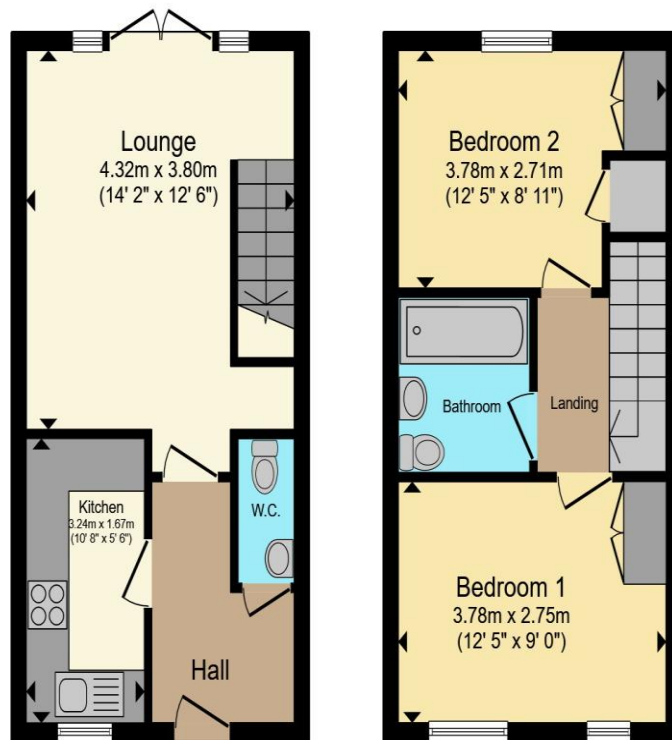
Rear Garden

The rear garden has been thoughtfully designed for ease of maintenance and outdoor entertaining, featuring a spacious patio and decorative stone areas that provide ample space for outdoor furniture. Fully enclosed for privacy, the garden offers an ideal setting for relaxing or socialising and benefits from convenient side access leading directly to the driveway. A useful garden shed provides additional outdoor storage, while the attractive garden bar is included in the sale, creating a fantastic space for entertaining family and friends.

Parking

The property benefits from a private driveway to the front, providing off-road parking for two vehicles, located to the left of the property, offering convenient and practical parking for homeowners and visitors alike.





Ground Floor

First Floor

Total floor area 57.9 m² (623 sq.ft.) approx

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.propertybox.io

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directions to this property:

From Taunton town centre, proceed along Bridge Street and continue onto Station Road towards Silk Mills. Follow Silk Mills Road (A358) towards Minehead, continuing for approximately 4 miles. At the roundabout, take the first exit onto Dene Road and continue to the first roundabout. Take the third exit onto Graham Way and proceed to the next roundabout, continuing straight ahead to remain on Graham Way, which then leads into Burge Crescent. Turn left into Burge Meadow, where number 10 will be found.

T 01823 334 433

E taunton@connells.co.uk

53 High Street
TAUNTON TA1 3PR

Property Ref: TTN313736 - 0012

Tenure:Freehold EPC Rating: C

Council Tax Band: B

view this property online

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