BURGE MEADOW

Cotford St Luke, Taunton, TA4 1QW

Price £245,000

Tamlyns

PROPERTY DESCRIPTION

A modern three-bedroom semi-detached property in the desirable village of Cotford St. Luke, on the edge of the Quantock hills and just a short drive from the county town of Taunton. The accommodation comprises of entrance hallway with doors to downstairs w/c, sitting room, dining room and stairs to the bright and airy first floor landing with doors leading to the family bathroom with white suite, master bedroom with fitted wardrobe and en suite shower room, and two further bedrooms, both with build in wardrobes.

Situation

* 3 Bedroom Semi Detached Family Home * Master Bedrooms with En-suite * Kitchen * Sitting Room * Dining Room * Garage & Off Street Parking * Village Location * No Onward Chain * Viewing Recommended

Local Authority

Somerset West and Taunton Council Council Tax Band: C
Tenure: Freehold
EPC Rating: C

TO ARRANGE A VIEWING OR FOR FURTHER INFORMATION ON THIS PROPERTY PLEASE CONTACT OUR SALES TEAM

01278 454500

house.sales@tamlyns.co.uk

PROPERTY DESCRIPTION

Accommodation
All measures are approximate.

Entrance Hallway
Stairs to first floor, radiator.

Cloakroom
White suite comprising low level w/c and wall mounted hand wash basin with tiled splashback, radiator, laminate flooring.

Sitting Room
13'1" x 10'5" (3.99 x 3.18)
UPVC double glazed french doors opening to rear garden, TV point, radiator.

Dining Room
14'6" x 8'7" (4.42 x 2.62)
Bay window to front with wooden venetian blinds, coved ceiling, understairs cupboard, wooden laminate flooring, radiator, and door through to kitchen.

Kitchen
12'4" x 8'0" (3.76 x 2.44)
Fitted with range of wood effect wall and base units, incorporating drawers, and granite effect laminated work surfaces with tiled splashbacks, stainless steel electric oven and gas hob, pull out electric extractor hood over, single drainer stainless steel sink unit with mixer tap, plumbing for washing machine, concealed wall mounted gas fire boiler supplying central heating and hot water to the property, partially glazed door to outside, ceramic tiled floor, radiator.

First Floor Landing
Airing cupboard housing hot water tank, loft access

Bedroom 1
10'7" x 9'8" (3.25 x 2.95)
Walk-in wardrobe, telephone point, radiator, built in wardrobe door to en suite shower room.

En Suite Shower Room
White suite comprising low level w/c, pedestal hand wash basin, and a shower cubicle, extractor fan, radiator.

Bedroom 2
9'10" x 9'3" (3.0 x 2.84)
Built in wardrobes, radiator. double glazed window.

Bedroom 3
10'2" x 7'6" (3.1 x 2.31)
Built in wardrobes, radiator, double glazed window.

Bathroom
White suite comprising low level w/c, pedestal hand wash basin, panelled bath with tiled splashbacks, electric shave point, radiator.

Rear Garden
The rear garden is enclosed within timber fencing, is mainly laid to lawn, with a pathway leading to the end of the garden and to a gate with access to the single garage with up and over door located in a block nearby.

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Material Information...
Additional information not previously mentioned
- Mains electric, gas and water.
- Water metered.

PROPERTY DESCRIPTION

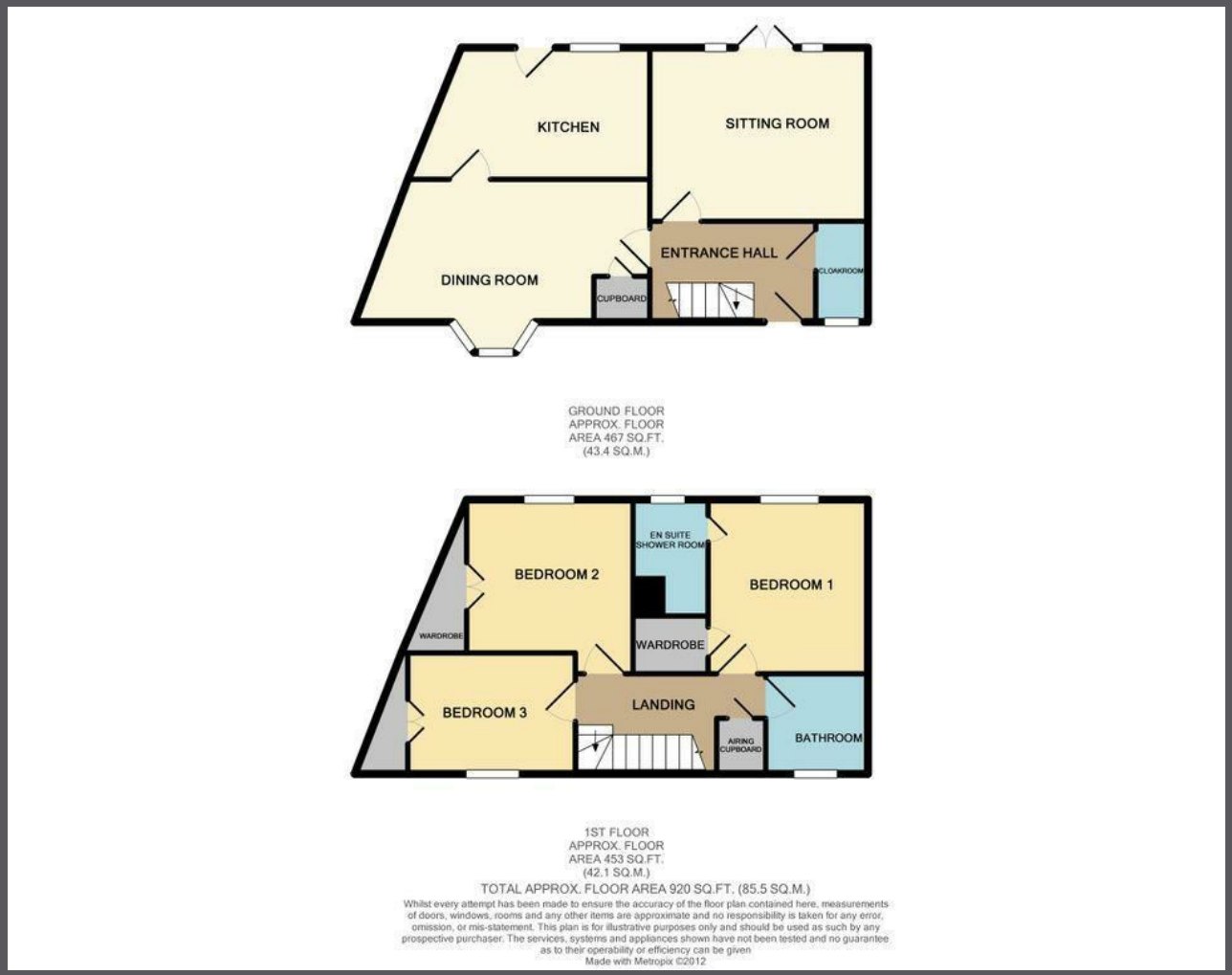
- Gas central heating
- Mains Sewerage.
- No Flooding in the last 5 years.
- Broadband and Mobile signal or coverage in the area.

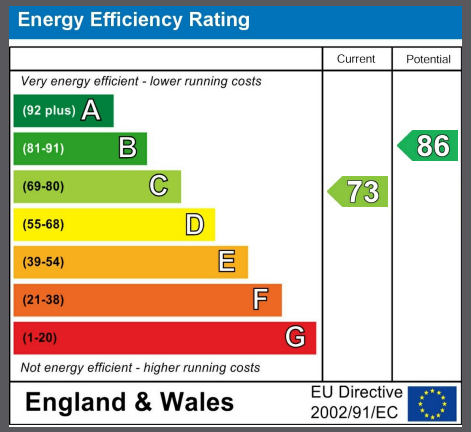
For an indication of specific speeds and supply or coverage in the area, we recommend potential buyers to use the
Ofcom checkers below:
checker.ofcom.org.uk/en-gb/mobile-coverage
checker.ofcom.org.uk/en-gb/broadband-coverage

Flood Information:
flood-map-for-planning.service.gov.uk/location

Council tax Band C

PLAN





IMPORTANT NOTICE

We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. If there are any important matters likely to effect your decision to buy, please contact us before viewing the property.

1. Survey - A detailed survey has not been carried out, nor the services, appliances and fittings tested.

2. Plans - All measurements wall, doors, windows, fittings and appliances their sizes and location are shown conventionally and are approximate and cannot be regarded as being representation either by the seller or his Agent. Room sizes should not be relied uplon for furnishing purposes and all approximate.

3. Tamlyns Estate Agents may make the following referrals and in exchange receive an introduction fee:
Simply Conveyancing up to £240 inc VAT, HD Financial Ltd up to £240 inc VAT

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