

for sale

£280,000



## Nichol Place Cotford St. Luke Taunton TA4 1JD

Connells proudly present to the market this beautifully presented **THREE DOUBLE BEDROOM SEMI-DETACHED** family home, situated in the popular village location of **COTFORD ST. LUKE**, offering spacious and flexible accommodation. Further benefits include a **GARAGE** and **DRIVEWAY PARKING**, with local amenities.





# Nichol Place Cotford St. Luke Taunton TA4 1JD

## Front Door

Leading to...

## Entrance Hall

A welcoming entrance hall with a radiator, with doors leading to...

## Kitchen

A well-appointed fitted kitchen featuring a good range of wall and base units in a contemporary finish, complemented by work surfaces and tiled splashbacks. The kitchen includes a built-in oven with gas hob, inset sink with drainer positioned beneath a double-glazed window, and further benefits from useful storage solutions including open shelving. There is space and plumbing

for appliances, together with a wall-mounted boiler, creating a practical workspace for day-to-day living, with the added benefit of a radiator.

## Lounge

A bright and welcoming open-plan lounge/dining room, ideal for modern living and entertaining. Beautifully presented with a stylish feature wall, neutral décor and grey carpeting, the room offers generous space for both a comfortable seating area and family dining table. A double-glazed window and French doors to the rear provide excellent natural light and easy access to the garden. The room further benefits from integrated storage for added practicality.

## Cloakroom



A convenient ground-floor cloakroom comprising a WC and wash hand basin, with a radiator for added comfort.

### First Floor Landing

A first floor landing with an airing cupboard housing the immersion heater, and doors leading into....

### Bedroom One

A well-proportioned double bedroom with a double-glazed window to the front and a radiator. The room further benefits from access to the loft, which is fully boarded and fitted with a ladder and light, providing excellent additional storage space.

### Bedroom Two

A comfortable second double bedroom with a double-glazed window to the rear, carpeted flooring and a radiator.

### Bedroom Three

Another double bedroom with a double-glazed window to the rear providing plenty of natural light, and a radiator, offering a comfortable and versatile space.

### Bathroom

A modern family bathroom fitted with a panelled bath with thermostatic shower over, low-level WC and pedestal wash hand basin. Finished with stylish tiled surrounds and a double-glazed obscured window, providing natural light and privacy.

### Outside

#### Rear Garden

An enclosed rear garden designed for low maintenance, featuring

an area of artificial lawn and a paved patio ideal for outdoor seating and entertaining. The garden is bordered by timber fencing and brick walling, and provides access to the garage, offering a practical and secure outdoor space.

### Parking

To the right-hand side of the property is a driveway providing off-road parking, leading to a single garage fitted with power and light, offering excellent parking and storage provision.

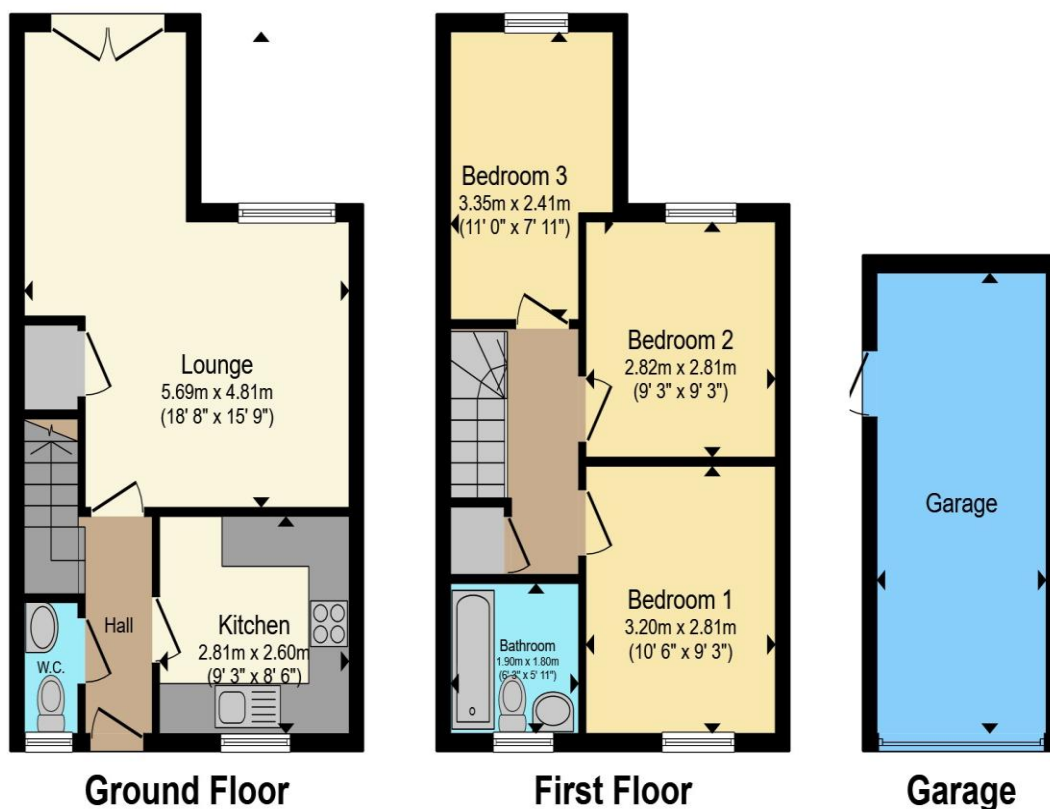
### Lettings

For any advice on this property or any other investment opportunities, please contact our experienced lettings team, who aim to get the best tenants at the best price.

Our comprehensive and competitive management and lettings services can be tailored to fit your needs.







Total floor area 83.6 m<sup>2</sup> (900 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](http://www.propertybox.io)

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To view this property please contact Connells on

**T 01823 334 433**  
**E [taunton@connells.co.uk](mailto:taunton@connells.co.uk)**

53 High Street  
TAUNTON TA1 3PR

Property Ref: TTN313464 - 0003

Tenure: Freehold EPC Rating: C

Council Tax Band: C

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