

for sale

£200,000



Graham Way Cotford St. Luke Taunton TA4 1JG

A FANTASTIC OPPORTUNITY to purchase this charming two-bedroom mid-terraced home TUCKED AWAY in an enviable village setting, perfect for first-time buyers or buy-to-let investors, the property has the advantage of being for sale with NO ONWARD CHAIN.



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Front Door

Leading to...

Entrance Hall

Front door leading into the property, stairs rising to the first floor, wall-mounted radiator, and door into:

Kitchen

A well-appointed kitchen featuring a range of matching wall and base units with work surfaces over. Inset stainless steel sink and drainer, integrated gas hob with oven beneath, and space/plumbing for a washing machine. Window to the front aspect.

Lounge

A generous living space featuring a traditional wooden fireplace surround with a marble-effect hearth. Under-stairs storage cupboard, television point, radiator, window to the rear, and double-glazed French doors opening out to the rear garden.

First Floor Landing

Stairs rising from the ground floor hall, loft access, and doors to all first-floor rooms.

Bedroom One

A spacious double bedroom with a window to the front aspect,



radiator, and a built-in storage wardrobe over the bulkhead of the stairs.

Bedroom Two

A second comfortable double bedroom with a window to the rear aspect, radiator, and a built-in double wardrobe.

Bathroom

A modern three-piece suite comprising a panelled bath with a shower overhead and a glass screen, a pedestal wash hand basin, and a low-level WC. Stylish neutral wall tiling, and an obscured window to the rear aspect.

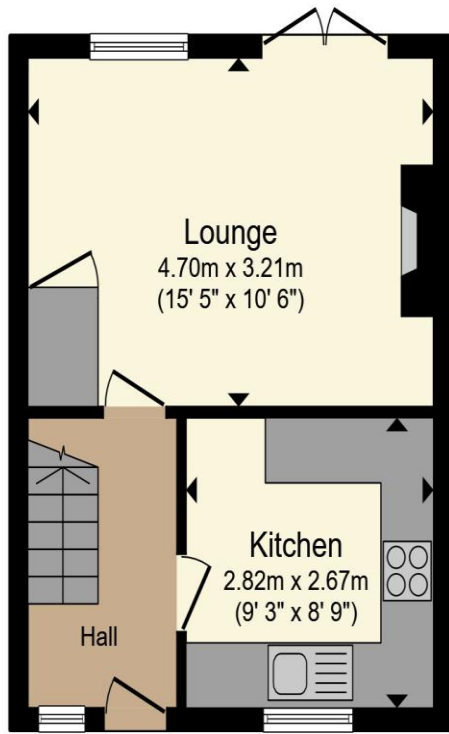
Garden

Well enclosed, mainly laid to lawn with gated rear access.

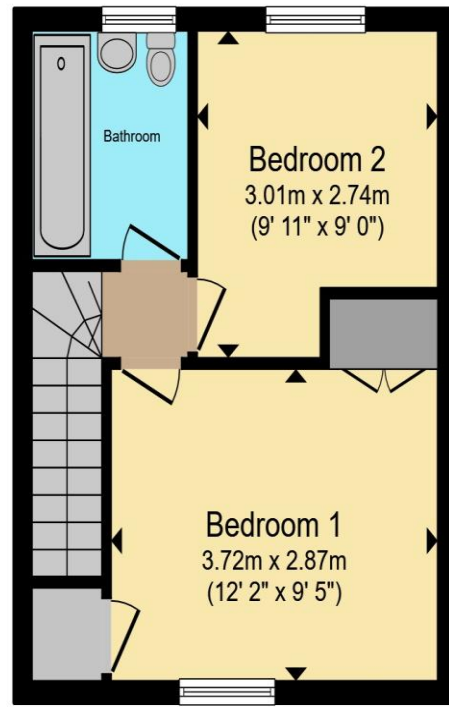
Parking

Two off road allocated parking to the rear of the property.





Ground Floor



First Floor

Total floor area 55.3 m² (595 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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Property Ref: TTN313846 - 0006

Tenure:Freehold EPC Rating: D

Council Tax Band: B

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