



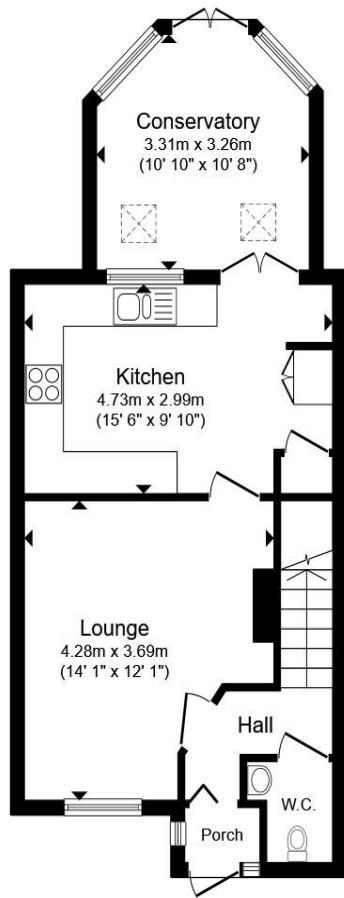
**Burge Crescent, Cotford St. Luke Taunton TA4 1PD**

**welcome to**

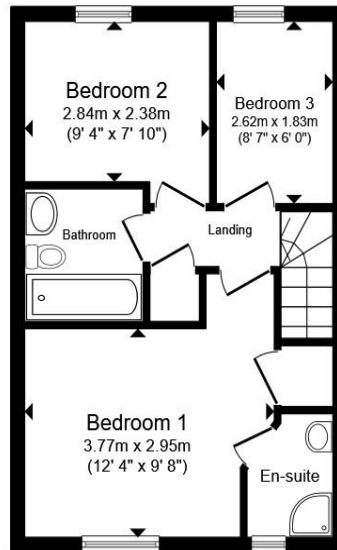
**Burge Crescent, Cotford St. Luke Taunton**

Fox & Sons are pleased to offer this Three bed end of terrace property to the market. In brief the property offers Lounge, modern kitchen, conservatory, downstairs cloakroom, Family bathroom and master bedroom with en-suite. Outbuilding garage and parking.

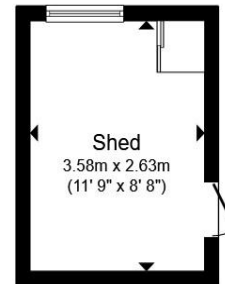




**Ground Floor**



**First Floor**



**Outbuilding**

Total floor area 92.1 m<sup>2</sup> (991 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)



**Entrance Porch**

**Entrance Hall**

**Cloakroom**

**Lounge**

14' 1" Max x 12' 1" Max ( 4.29m Max x 3.68m Max )

**Kitchen**

15' 6" Max x 9' 10" Max ( 4.72m Max x 3.00m Max )

**Conservatory**

10' 10" Max x 10' 8" Max ( 3.30m Max x 3.25m Max )

**Landing**

**Bedroom One**

12' 4" Max x 9' 8" Max ( 3.76m Max x 2.95m Max )

**En-Suite**

**Bedroom Two**

9' 4" Max x 7' 10" Max ( 2.84m Max x 2.39m Max )

**Bedroom Three**

8' 7" Max x 6' Max ( 2.62m Max x 1.83m Max )

**Bathroom**

**Loft Space**

**Front Garden**

welcome to

## Burge Crescent, Cotford St. Luke Taunton

- Three Bedroom End Terrace
- Modern Fitted Kitchen
- Lounge and Conservatory
- Master Bedroom with En-Suite
- Fully Insulated Outbuilding

Tenure: Freehold EPC Rating: C  
Council Tax Band: C

offers in excess of

**£260,000**



Please note the marker reflects the  
postcode not the actual property

view this property online [fox-and-sons.co.uk/Property/TAU109250](https://fox-and-sons.co.uk/Property/TAU109250)



Property Ref:  
TAU109250 - 0006

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

  
fox & sons



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