



88 Burge Crescent, Cotford St. Luke, Taunton TA4 1PD
£195,000

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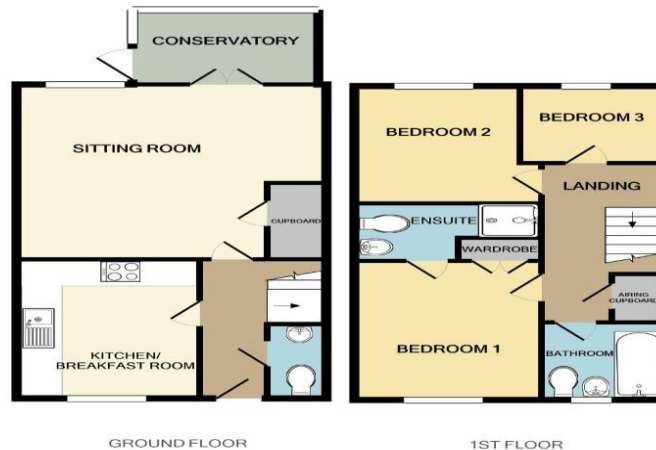
End of terrace 3 bedroom home with high energy efficiency as it has double glazing, gas central heating and solar panels. Lounge/diner, cloakroom, kitchen, master bedroom with En-suite, 2 further bedrooms, bathroom. Conservatory and low maintenance garden. Garage. No Chain. Energy rating : B-88

THE PROPERTY

This modern end of terrace home is situated in the heart of the village of Cotford St Luke which has local primary education, playing fields, public house and village store. The village is approximately 4 miles to the west of Taunton and an viewing is highly recommended of this energy efficient, low maintenance home which has a conservatory, solar panel heating and a downstairs cloakroom. The property is offered with no onward chain and has been priced to effect a quick sale.

3 BEDROOM END OF TERRACE HOME
 ENERGY EFFICIENT HOME WITH SOLAR PANELS
 LOUNGE/DINER
 KITCHEN
 CLOAKROOM AND EN-SUITE SHOWER ROOM
 GAS CENTRAL HEATING
 CONSERVATORY
 GARAGE
 NO ONWARD CHAIN

Hall	With stairs to first floor.
Cloakroom	
Kitchen/Breakfast Room	11' 0" x 8' 10" (3.35m x 2.69m) Fitted with floor and wall cupboards, built-in oven, hob and extractor hood, integrated sink and concealed gas fired boiler.
Lounge/Diner	15' 6" x 14' 0" (4.72m x 4.26m) Mock fireplace. Understairs storage cupboard. French doors to: 9' 0" x 6' 0" (2.74m x 1.83m) Door to garden.
Conservatory	
First Floor Landing	Trap door to loft space. Airing cupboard.
Bedroom 1	11' 0" x 9' 0" (3.35m x 2.74m) Double built-in wardrobe.
En-suite Shower Room	Shower cubicle with mains mixer shower, wash basin and wc.
Bedroom 2	9' 7" x 8' 1" (2.92m x 2.46m)
Bedroom 3	7' 0" x 6' 6" (2.13m x 1.98m)
Bathroom	Three piece suite.
Outside	The rear garden is south facing and has been paved for ease of maintenance. Garage with up and over door (middle one of three garages underneath the coach house to the right).
Agents Note	The property benefits from solar panels which are leased from Green Nation Limited and provide the benefit of energy efficiency to the property.



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. Some photographs may have been taken using a wide angle lens. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property.



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