



88 Burge Crescent, Cotford St. Luke, Taunton TA4 1PD  
£169,950

**GIBBINS RICHARDS**   
Making home moves happen



**EARLY VIEWING STRONGLY ADVISED! A competitively priced modern 3 bedroom home with en-suite facility, conservatory, garage and parking. In popular village location with plenty of green open space! Energy rating : B-88**

### THE PROPERTY

This modern 3 bedroom end of terrace is located in the popular village which lies approximately 6 miles to the west of Taunton town centre. Within the village there is a general store, pub and primary school, whilst further facilities can be found in the neighbouring villages of Bishops Lydeard and Norton Fitzwarren which are respectively 2 miles distance. The property itself is of a popular design and boasts en-suite shower room and conservatory addition as well as a south facing low maintenance garden, garage and parking.

Double glazed entrance door to:

Hall radiator and stairs to first floor.

Cloakroom with close coupled wc, pedestal wash hand basin and radiator.

**Kitchen/Dining Room** 11' 0" x 8' 10" (3.35m x 2.69m) the kitchen is fitted with a comprehensive range of floor and eye level wall cupboard units with laminated work surfaces, built-in electric oven and gas hob with extractor hood over, single drainer sink unit, concealed gas fired central heating boiler, radiator, tiled flooring and double glazed window to front aspect.

**Living Room** 15' 6" x 14' 0" (4.72m x 4.26m) maximum with mock fireplace surround, understairs storage cupboard, radiator, double glazed French doors to:

**Conservatory** 9' 0" x 6' 0" (2.74m x 1.83m) which is double glazed with a polycarbonate roof and double glazed door to rear garden.

**First Floor Landing** with access to loft space and airing cupboard.

**Bedroom 1** 11' 0" x 9' 0" (3.35m x 2.74m) with double built-in wardrobe units, radiator and double glazed window.

**En-suite Shower Room** with shower cubicle, pedestal wash hand basin, close coupled wc and radiator.

**Bedroom 2** 9' 7" x 8' 1" (2.92m x 2.46m) radiator, double glazed window.

**Bedroom 3** 7' 0" x 6' 6" (2.13m x 1.98m) radiator, double glazed window.

**Bathroom** 3 piece suite with panelled bath, pedestal wash hand basin, low flush wc, radiator and double glazed frosted window.

**Outside** The rear garden benefits from a south facing aspect and has been hard landscaped for ease of maintenance and is paved to its majority with two timber store sheds. A side gate leads onto a shared driveway leading to a garage close by.

**Directions** Proceed out of Taunton along a westerly direction along Wellington Road. At the Silk Mills roundabout bear right onto Silk Mills Road and follow the full course of this road, at the next available roundabout bear left and at the Cross Keys roundabout bear right signposted to Bishops Lydeard and Minehead. Follow this road passing the Norton Manor camp for approximately 2 miles, on reaching the next roundabout bear left signposted Cotford St. Luke and follow the road into the village, at the next available roundabout turn right into Graham Way continue past the shop on the left, turn right into Manning Road and take the next turning left into Burge Crescent, following the road along where the property can be found on the left hand side and will be clearly identified by a For Sale board.

**Energy Performance Certificate**

**88, Burge Crescent, Cotford St. Luke, TAUNTON, TA4 1PD**

**Dwelling type:** End-terrace house      **Reference number:** 2028-4057-6286-9992-4934  
**Date of assessment:** 22 June 2012      **Type of assessment:** RdSAP, existing dwelling  
**Date of certificate:** 22 June 2012      **Total floor area:** 74 m<sup>2</sup>

**Use this document to:**

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

<b>Estimated energy costs of dwelling for 3 years:</b>	<b>£ 1,380</b>
<b>Over 3 years you could save</b>	<b>£ 174</b>

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 213 over 3 years	£ 135 over 3 years	
Heating	£ 852 over 3 years	£ 870 over 3 years	
Hot Water	£ 315 over 3 years	£ 201 over 3 years	
<b>Totals</b>	<b>£ 1,380</b>	<b>£ 1,206</b>	

These figures show how much the average household would spend in this property for heating, lighting and hot water. This excludes energy use for running appliances like TVs, computers and cookers, and any electricity generated by microgeneration.

**Energy Efficiency Rating**

The graph shows the current energy efficiency of your home.  
 The higher the rating the lower your fuel bills are likely to be.  
 The potential rating shows the effect of undertaking the recommendations on page 3.  
 The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

Top actions you can take to save money and make your home more efficient			
Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Low energy lighting for all fixed outlets	£30	£ 69	
2 Solar water heating	£4,000 -£6,000	£ 108	

To find out more about the recommended measures and other actions you could take today to save money, visit [www.direct.gov.uk/savingenergy](http://www.direct.gov.uk/savingenergy) or call 0300 123 1234 (standard national rate). The Green Deal may allow you to make your home warmer and cheaper to run at no up-front cost.

#### The Property Misdescriptions Act 1991

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, verification should be obtained. They do not constitute a contract or part of a contract. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are NOT necessarily included. Interested Parties are advised to check availability and make an appointment to view before travelling to see a property.

#### The Data Protection Act 1998

Please note that all personal information provided by customers wishing to receive information and/or services from the estate agent will be processed by the estate agent, and/or the Property Sharing Expert agent for the purpose of providing services associated with the business of an estate agent and for the additional purposes set out in the privacy policy (copies available on request) but specifically excluding mailings or promotions by a third party. If you do not wish your personal information to be used for any of these purposes, please notify your estate agent.

#### Consumer Protection from Unfair Trading Regulations 2008.

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the

availability of any property and make an appointment to view before embarking on any journey to see a property.

