



34 Burge Crescent, Cotford St Luke, Taunton TA4 1PD
£142,500

GIBBINS RICHARDS 
Making home moves happen

Rarely available, a detached freehold coach house with garage, parking and private garden to rear. The property is in good condition throughout, offers well proportioned room sizes and benefits from having no onward chain. Energy rating : D-64.

THE PROPERTY

This is a great opportunity in Cotford St Luke. A detached, freehold coach house with garage, parking and private rear garden. Cotford St Luke is a thriving established village with a primary school, shop, community centre and public house, all of which are surrounded by lovely open countryside and lying about five miles to the north west of Taunton.

NO ONWARD CHAIN

PRIVATE GARDEN

GOOD CONDITION

COTFORD ST LUKE

GARAGE

PARKING

Hall
Sitting/Dining Room
Kitchen

Bedroom

First Floor Landing

Bathroom

Outside

Stairs to first floor.

18' 5" x 10' 7" (5.61m x 3.22m) Door to:
10' 9" x 9' 0" (3.27m x 2.74m) Dual aspect windows. Space and plumbing for washing machine. Neff cooker and hood.

14' 1" x 9' 3" (4.29m x 2.82m) Large double bedroom with multiple storage cupboards.

Airing cupboard housing combi boiler. Loft access

6' 8" x 5' 7" (2.03m x 1.70m) Bath with shower over.
Garage with parking space in front.
Private low maintenance rear garden.



TOTAL APPROX. FLOOR AREA 574 SQ.FT. (53.3 SQ.M.)
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.
Made with Metropix ©2018



GROUND FLOOR
APPROX. FLOOR
AREA 26 SQ.FT.
(2.4 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 548 SQ.FT.
(50.9 SQ.M.)

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.



50 High Street , Taunton, Somerset TA1 3PR Tel: 01823 332828
tn@gibbinsrichards.co.uk www.gibbinsrichards.co.uk