



58 Burge Meadow, Cotford St. Luke, Taunton TA4 1QN
£220,000

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Making home moves happen

This is quite simply a beautifully presented modern three bedroom home which has a hall with ceramic tiled flooring, refitted cloakroom , dining room with timber effect ceramic flooring, refitted kitchen, and living room with a quality marble fireplace with remote controlled electric fire. Three bedrooms (all with built-in wardrobes) En-suite shower room to bedroom one, bathroom. Beautifully kept gardens. Garage. Energy rating : C-74

THE PROPERTY

This is quite simply a beautifully presented modern three bedroom home which has a lovely hall with ceramic tiled flooring and new down-lighters to the ceiling, a re-fitted cloakroom, dining room with recently installed timber effect ceramic tiled flooring, a re-fitted kitchen and a living room with a distinctive marble fireplace with remote controlled electric fire. To the first floor are three bedrooms all with built-in wardrobes with the master bedroom benefitting from an en-suite shower room. There is also a family bathroom. Beautifully kept gardens and garage. The property is located in the favoured village of Cotford St Luke which has local primary school, playing fields, shop and public house. It lays approximately four miles to the west of the county town of Taunton. An internal viewing is strongly advised of this beautifully presented family home which has many extras.

COTFORD ST LUKE

STUNNING 3 BEDROOM HOME

MANY COSMETIC IMPROVEMENTS

REFITTED KITCHEN

REFITTED CLOAKROOM

EN-SUITE TO MASTER BEDROOM

GARAGE & GARDENS

BEAUTIFULLY PRESENTED

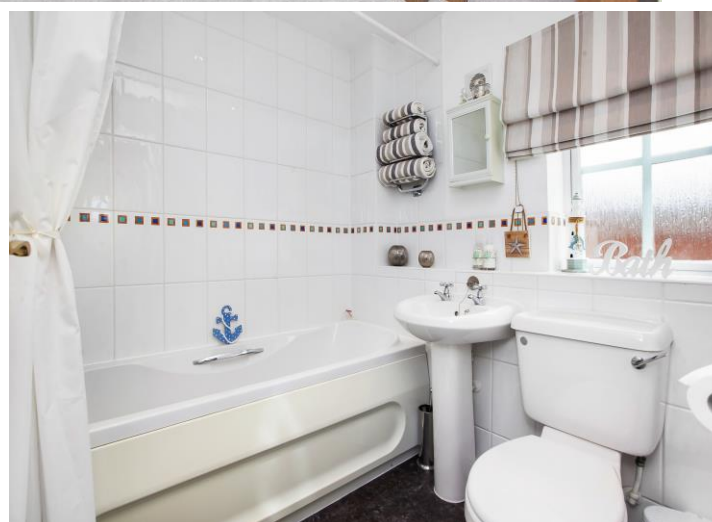
INTERNAL VIEWING ADVISED





Please note due to angled rooms the following measurements are approximate.

Entrance Hall	
Cloakroom	Re-fitted suite.
Living Room	13' 0" x 10' 5" (3.96m x 3.17m) French doors to garden. Contemporary remote controlled fire with marble fireplace.
Dining Room	15' 8" x 8' 6" (4.77m x 2.59m)
Kitchen	11' 8" x 7' 10" (3.55m x 2.39m) Re-fitted with built-in double electric oven/microwave, space for fridge freezer, four ring gas hob with glass splashback and extractor hood. One wall unit conceals the gas boiler.
First Floor	
Bedroom 1	10' 8" x 9' 7" (3.25m x 2.92m) Plus walk-in wardrobe.
En-suite Shower Room	
Bedroom 2	9' 7" (plus door recess) x 9' 3" (2.92m x 2.82m) Built-in wardrobe.
Bedroom 3	10' 3" x 7' 6" (3.12m x 2.28m) Built-in wardrobe.
Bathroom	Three piece suite with thermostatic shower over bath.
Outside	Beautifully kept gardens to the front and rear. Garage 18' 0" x 8' 0" (5.48m x 2.44m) additional parking for one vehicle.





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.



GROUND FLOOR
APPROX. FLOOR
AREA 465 SQ.FT.
(43.2 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 452 SQ.FT.
(42.0 SQ.M.)

TOTAL APPROX. FLOOR AREA 917 SQ.FT. (85.2 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.
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