



1 Park View, Taunton, Cotford St. Luke, TA4 1LX
£155,000

GIBBINS RICHARDS 
Making home moves happen

Great opportunity for a first time buyer or an investor. This 2 bedroom freehold coach house in the desirable village of Cotford St Luke is a great property. With 2 bedrooms, lovely open plan living area, garden, garage and parking. With gas central heating, double glazing though out this property has a really modern feel. Early viewings are strongly recommended.

THE PROPERTY

Spacious two bedroom coach house within prestigious area of Cotford St Luke. Entrance hall, large open plan living/kitchen area with built in oven and hob, two double bedrooms, bathroom with shower over bath, garage with light and power, enclosed rear garden. UPVC double glazing, Gas central heating. Energy Performance Rating C

2 DOUBLE BEDROOMS

GARAGE

PARKING

GAS CENTRAL HEATING

DOUBLE GLAZING

GARDEN

VILLAGE LOCATION

FANTASTIC OPEN PLAN LIVING

LOCAL AMENITIES

NEAR THE QUANTOCK HILLS

Inner Hallway
Landing

Bedroom 1
Bedroom 1

Bathroom
Open Plan Kitchen/Living
Area
Garage

Outside

Stairs to:

13' 7" x 6' 4" (4.14m x 1.93m) Two storage cupboards and entrance to large attic.

11' 4" x 10' 6" (3.45m x 3.20m)

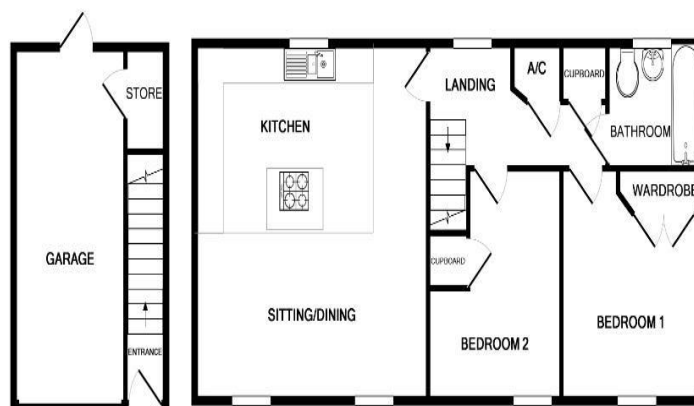
11' 5" x 9' 11" (3.48m x 3.02m) reducing to 6' 9" (2.06m)

7' 4" x 6' 4" (2.23m x 1.93m)

17' 9" x 17' 6" (5.41m x 5.33m) Dual aspect windows.

Located below the property. Parking for one car in front of garage.

Personal garden to the rear. Designated parking space opposite the property.



GROUND FLOOR
APPROX. FLOOR
AREA 205 SQ.FT.
(19.1 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 683 SQ.FT.
(63.4 SQ.M.)

TOTAL APPROX. FLOOR AREA 888 SQ.FT. (82.5 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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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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