



9 Burge Meadow, Cotford St. Luke, Taunton TA4 1QN
£225,000

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A delightfully, private located, two bedroomed semi detached home occupying a tucked away position in the popular village of Cotford St Luke. The property has the huge benefit of lots of additional parking, as well as a larger than average garden and option for further parking if needs be. An early viewing is highly recommended.

Tenure: Freehold / Energy Rating: C / Council Tax Band: B

9 Burge Meadow is located at the end of a cul-de-sac in a tucked away position and is accessed via a front path, which is shared with one other property. The front entrance door leads to an entrance hall, to the right of which is the modern fitted kitchen and then through to a sitting room and an additional conservatory to the rear. On the first floor are two bedrooms and a bathroom. The house benefits from a larger than average rear garden as well as a front garden which has a right of access across from another section of Burge Meadow. This could, with the right permissions and changes, make even more parking. The property also benefits from three parking spaces in the cul-de-sac, each allocated to number 9. This is ideal for camper vans, trailer or caravan storage as well as being ideal for those with more than two

TWO BEDROOMED SEMI DETACHED HOME
TUCKED AWAY POSITION
ADDITIONAL CONSERVATORY
LARGER THAN AVERAGE GARDEN
PARKING FOR NUMEROUS CARS
OPTION FOR ADDITIONAL PARKING
VIEWING HIGHLY RECOMMENDED

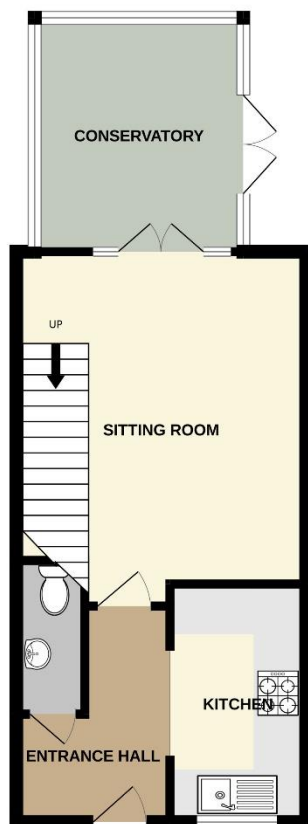




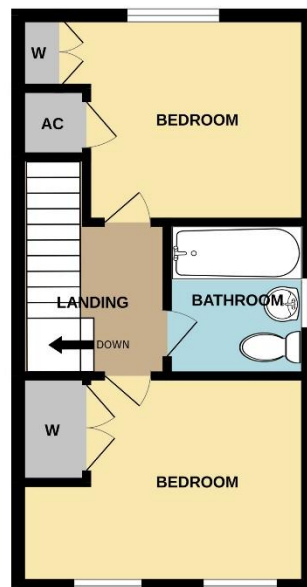
Entrance Hall	9' 4" x 6' 8" (2.84m x 2.02m)
Cloakroom	6' 8" x 2' 11" (2.02m x 0.90m)
Kitchen	10' 3" x 5' 10" (3.13m x 1.79m)
Sitting Room	15' 3" x 12' 6" (4.66m x 3.81m)
Conservatory	10' 1" x 9' 0" (3.08m x 2.74m)
First Floor Landing	9' 5" x 6' 5" (2.88m x 1.96m)
Bedroom 1	12' 6" x 9' 1" (3.81m x 2.76m) Fitted wardrobe.
Bedroom 2	10' 9" x 8' 11" (3.27m x 2.72m) Fitted wardrobe. Airing cupboard.
Bathroom	6' 8" x 6' 1" (2.02m x 1.85m)
Outside	The property has front and rear gardens, which are remarkably private as well as numerous parking spaces.



GROUND FLOOR
398 sq.ft. (37.0 sq.m.) approx.



1ST FLOOR
308 sq.ft. (28.6 sq.m.) approx.

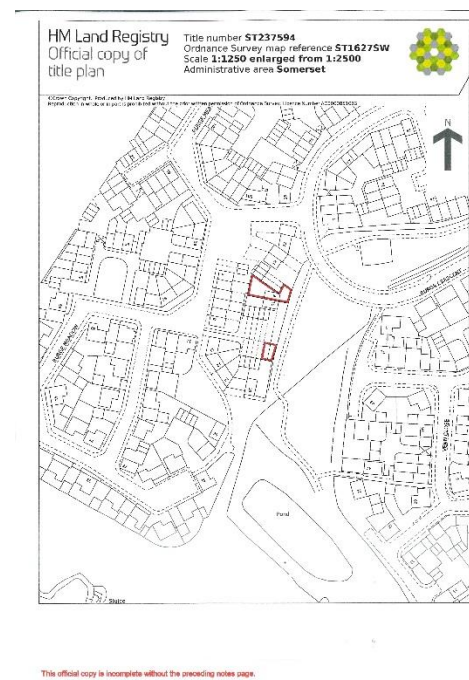


TOTAL FLOOR AREA: 706 sq.ft. (65.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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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.



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