



17 Nichol Place, Cotford St. Luke, Taunton, TA4 1JD
£240,000

GIBBINS RICHARDS 
Making home moves happen

****Village location ** Garage & parking ** Downstairs cloakroom ****

A well-presented three bedroomed end-of-terrace home, situated in the popular village of Cotford St Luke, with a west-facing rear garden, garage and parking.

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

The property offers well-presented accommodation comprising an entrance hall, cloakroom, sitting room, dining room, kitchen and conservatory extension. To the first floor are three bedrooms and a family bathroom. Outside, the property benefits from a single garage with parking to the front and a well-maintained west-facing rear garden. Cotford St Luke offers a range of amenities including a primary school, village hall, and convenience store, with further facilities available in nearby Bishops Lydeard and Norton Fitzwarren. Taunton town centre, with its wider range of amenities, M5 access and mainline railway station, is approximately six miles away.

End-of-terrace home
Three bedrooms
Downstairs cloakroom
Conservatory extension
Village location close to a range of local amenities
Gas central heating
Garage & parking
Private rear garden





Entrance Hallway

Cloakroom

Sitting Room 14' 0" max x 11' 7" (4.26m max x 3.53m)

Dining Room 9' 7" x 7' 3" (2.92m x 2.21m)

Conservatory 8' 7" max x 8' 3" max (2.61m max x 2.51m max)
Doors leading to the garden.

Kitchen 9' 8" x 7' 3" (2.94m x 2.21m)
Door leading to the garden.

First Floor Landing

Bedroom 1 11' 2" x 9' 5" (3.40m x 2.87m)
Built in wardrobes.

Bedroom 2 11' 3" max' x 7' 8" (3.43m max x 2.34m)
Plus cupboard.

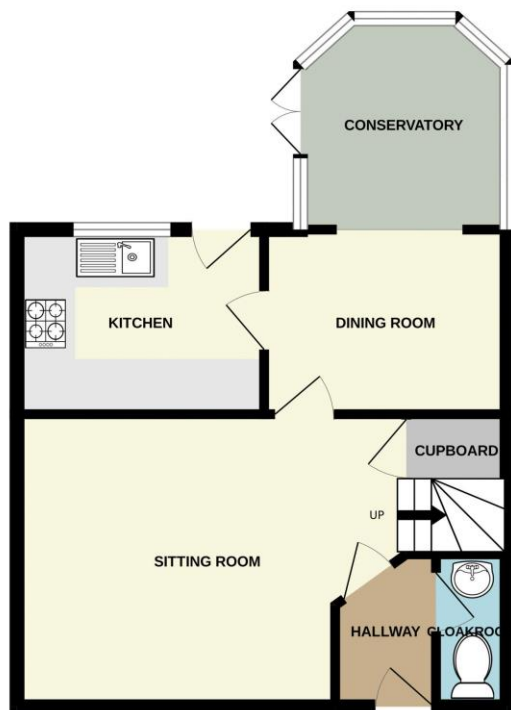
Bedroom 3 8' 3" x 7' 6" (2.51m x 2.28m)

Bathroom 8' 1" x 5' 9" (2.46m x 1.75m)

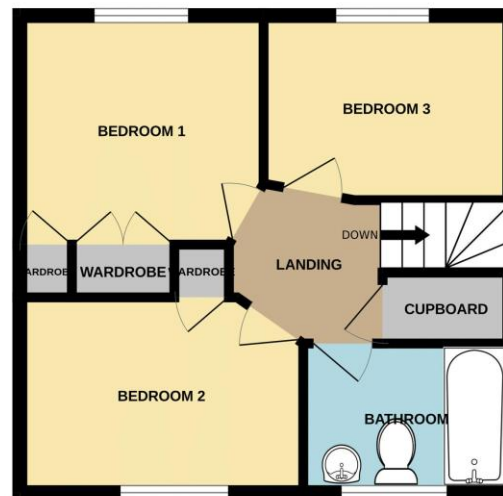
Outside The property benefits from a single garage with parking to the front and a well-maintained west-facing rear garden.



GROUND FLOOR



1ST FLOOR



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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