



GROUND FLOOR



1ST FLOOR

The information provided only serves as a guide. All measurements are approximate and should not be relied upon for legal purposes. Ware & Co. Estate and Letting Agents, Taunton, Somerset. Tel: 01273 834444. Email: info@ware.co.uk



Burge Crescent, Cotford St. Luke,
Taunton, Somerset
£200,000





- * Presented in superb decorative order throughout
- * Gas fired central heating and sealed unit double glazing
- * Cloakroom/wc
- * Two separate reception rooms
- * Well fitted kitchen
- * Master bedroom with ensuite shower room
- * Two further bedrooms
- * Family bathroom
- * Pretty south facing enclosed garden with rear pedestrian access
- * Single garage and drive parking



THE PROPERTY:

Standing close to the heart of the popular village of Cotford St. Luke, is this immaculately presented and spacious three bedroom family home with a delightful south facing enclosed garden. Offered with gas fired central heating and sealed unit double glazing, the tastefully presented accommodation briefly comprises an entrance hall with stairs rising to the first floor, cloakroom/wc, living room with double doors to the garden, separate dining room with store cupboard, well fitted kitchen, master bedroom with an ensuite shower room, two further bedrooms and a bathroom with a modern white suite. Outside there is a fantastic south facing rear garden with paved patio, decked area with pergola, level lawn, well stocked flower and shrub bed borders, rear pedestrian access and a single garage with electric and light, together with a drive parking space in front.

THE LOCATION:

Burge Crescent stands on the northern outskirts of the village and is within easy walking distance of the local Co-op, the well regarded Cotford St. Luke Primary School, public house/Thai restaurant and a variety of countryside walks surrounding the village. The larger village of Bishops Lydeard is just over a mile away, whilst the county town of Taunton, noted for its excellent selection of shops, bars and restaurants, educational facilities and commuter links is a short drive away.

TENURE:

Freehold

GROSS INTERNAL FLOOR AREA:

78 sq.m.

SUMMARY ACCOMMODATION:

Entrance Hall & Stairs:
 Cloakroom/wc: 1.86m (6'10") x 0.91m (3'0")
 Living Room: 3.93m (12'9") x 3.20m (10'5")
 Dining Room: 3.35m (11'0") x 2.65m (8'7") max
 Kitchen: 3.35m (11'0") x 2.41m (7'9")
 Landing:
 Bedroom 1: 3.26m (10'7") x 2.93m (9'6")
 En Suite Shower Room: 2.01m (6'6") x 1.40m (4'6")
 Bedroom 2: 2.96m (9'7") x 2.93m (9'6")
 Bedroom 3: 2.29m (7'5") x 1.98m (6'5")
 Bathroom: 1.89m (6'2") x 1.86m (6'10")
 Garage: 5.49m (18'0") x 2.65m (8'7")

SERVICES:

Main services of gas, electricity, water and drainage are connected. Gas fired central heating with radiators and sealed unit double glazing. Telephone at present connected, subject to TELECOM regulations.



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