



94 Burge Meadow, Cotford St. Luke, Taunton TA4 1QW

£275,000

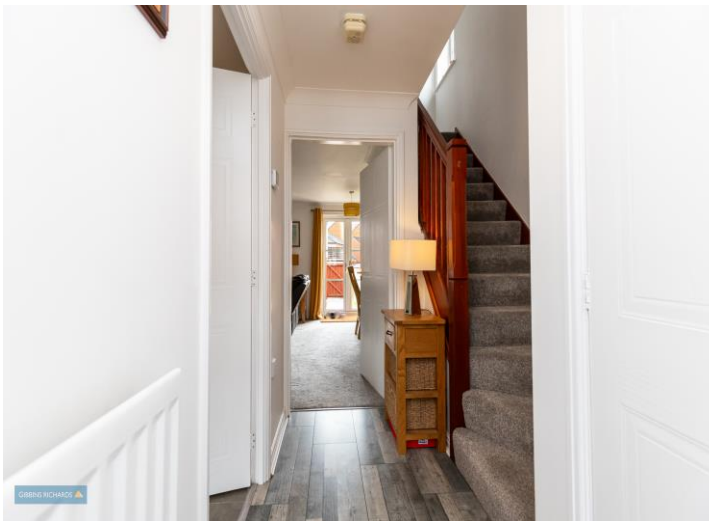
GIBBINS RICHARDS 
Making home moves happen

INTERNAL VIEWING A MUST! This superbly presented village home was remodeled in 2022 to include re-fitted quality kitchen with built in appliances, new floor coverings, replacement combination gas fired boiler, re-decorative works, re-furbished bathroom and en-suite. The accommodation consists of hallway, downstairs wc, kitchen/breakfast room, sitting/dining room with French doors to garden. Three first floor bedrooms including en-suite shower room and main bathroom. Externally there is an enclosed rear garden which has recently been landscaped, and a single garage which has been partitioned to create a useful office/garage space. Energy rating: C-72

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

This family home is situated in the village of Cotford St Luke which lies approximately 6 miles northwest of Taunton. The village is surrounded by lovely countryside and is within easy reach of the Quantock Hills, an area of outstanding natural beauty. There are a range of local amenities and parks within the village including The Chapel Pub/restaurant, popular primary school and community centre. The neighbouring village of Bishops Lydeard contains further facilities as well as access to the West Somerst steam railway.

SHOW HOUSE CONDITION
RECENTLY RE-FITTED QUALITY KITCHEN
REPLACEMENT BOILER
NEW FLOOR COVERINGS
REFURBISHED BATHROOM
UPGRADED EN-SUITE SHOWER
2 CAR DRIVEWAY AND GARAGE/HOME OFFICE
LANDSCAPED REAR GARDEN
POPULAR VILLAGE CLOSE TO QUANTOCK HILLS
PET/SMOKE FREE HOME





Hallway	11' 10" x 6' 11" (3.60m x 2.11m)
Cloakroom	5' 8" x 3' 0" (1.73m x 0.91m) Wash hand basin and wc.
Kitchen/Breakfast Room	12' 1" x 9' 0" (3.68m x 2.74m) Recently re-fitted by Howdens with an attractive range of floor and wall cupboard units. Integrated appliances to include electric oven with an induction hob, dishwasher and washing machine.
Sitting/Dining Room	15' 8" x 14' 10" (4.77m x 4.52m) Under stairs storage cupboard. Door to rear garden.
First Floor Landing	9' 4" x 6' 8" (2.84m x 2.03m) Airing cupboard. Access to partially boarded loft space via pull down ladder.
Bedroom 1	11' 2" x 9' 2" (3.40m x 2.79m)
En-suite Shower Room	7' 1" x 5' 1" (2.16m x 1.55m)
Bedroom 2	10' 4" x 8' 2" (3.15m x 2.49m)
Bedroom 3	7' 7" x 7' 2" (2.31m x 2.18m)
Bathroom	6' 5" x 6' 3" (1.95m x 1.90m)
Outside	To the front of the property is a two car side driveway leading to garage which has been halved to create a useful home office with light, power and access door leading to a landscaped rear garden.



GROUND FLOOR
567 sq.ft. (52.7 sq.m.) approx.



1ST FLOOR
419 sq.ft. (39.0 sq.m.) approx.



TOTAL FLOOR AREA : 987 sq.ft. (91.7 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.
Made with Metropix ©2022

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.



We routinely refer potential sellers and purchasers to a selection of recommended conveyancing firms – both local and national. It is their decision whether to use those services. In making that decision, it should be known that we receive a payment benefit of not more than £200 per transaction.
We routinely refer potential sellers and purchasers to Mortgage Advice Bureau (MAB) for mortgage and protection advice. It's their decision whether to use those services. In making that decision, it should be known that we receive a payment benefit of not more than £250 per case.
Once an offer is accepted by our client, an Administration Fee of £30 + VAT (£36) per buyer will be required in order for us to process the necessary checks relating to our compliance and Anti-Money Laundering obligations. This is a non-refundable payment and cannot be returned should a purchase cease to continue. It can be paid via a card machine, or via BACS transfer.

50 High Street, Taunton, Somerset TA1 3PR Tel: 01823 332828
Email: tn@gibbinsrichards.co.uk Web: www.gibbinsrichards.co.uk