




GIBBINS RICHARDS 

3 Venn Close, Cotford St. Luke, Taunton TA4 1JQ

£238,000

GIBBINS RICHARDS 
Making home moves happen

A three bedroomed terrace property located in the village of Cotford St Luke. The property is offered with vacant possession and the accommodation consists of; entrance hall, cloakroom, dining room, sitting room, kitchen, three first floor bedrooms and a family bathroom. Externally the property benefits from an enclosed rear garden, parking and single garage. AVAILABLE WITH NO ONWARD CHAIN.

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

Cotford St Luke is a popular village which is approximately six miles to the west of Taunton town centre and provides amenities to include a pub, stores, village hall, primary school as well as plenty of green open space. Further facilities can be found in the neighbouring villages of Bishops Lydeard and Norton Fitzwarren. The accommodation is warmed by gas central heating and has double glazing.

TERRACE HOME
THREE BEDROOMS
TWO RECEPTION ROOMS
CLOAKROOM
SINGLE GARAGE
PARKING
GAS CENTRAL HEATING
ENCLOSED REAR GARDEN
VILLAGE LOCATION
NO ONWARD CHAIN

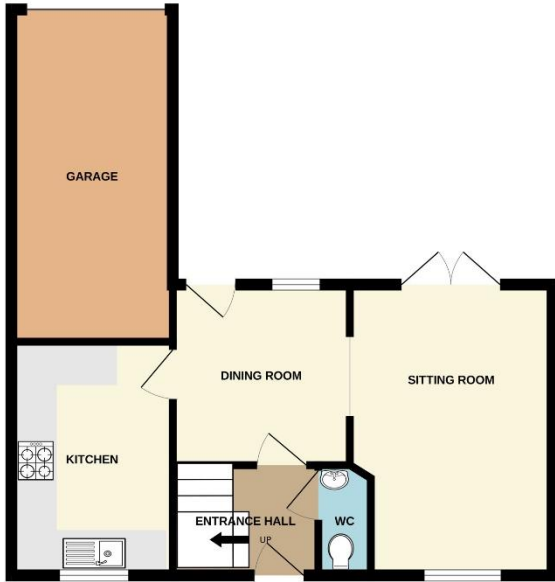




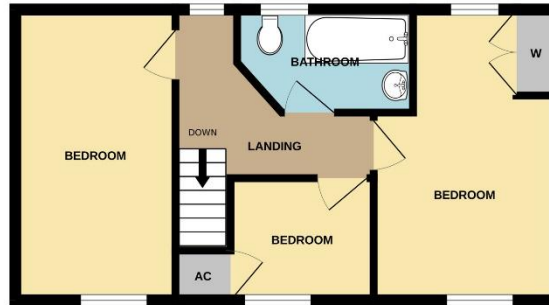
Hallway	5' 8" x 4' 9" (1.72m x 1.44m)
Cloakroom	5' 8" x 2' 9" (1.73m x 0.85m)
Dining Room	8' 11" x 9' 0" (2.73m x 2.74m) Door opening to the rear garden.
Kitchen	11' 7" x 7' 8" (3.53m x 2.33m) Integral cooker, hob and extractor fan. Wall mounted gas fired boiler.
Sitting Room	10' 1" x 14' 6" (3.08m x 4.43m) Electric fireplace. French doors to the rear garden.
First Floor Landing	Access to the loft space.
Bedroom 1	14' 8" x 9' 1" (4.47m x 2.77m) Built-in wardrobes.
Bedroom 2	14' 7" x 8' 0" (4.45m x 2.43m)
Bedroom 3	7' 7" x 6' 1" (2.3m x 1.85m) Airing cupboard.
Bathroom	8' 10" x 5' 1" (2.68m x 1.55m)
Outside	South facing rear garden with decking area and side access. Single garage 16' 1" x 8' 4" (4.89m x 2.55m) with light, power and an electric door and parking.



GROUND FLOOR
504 sq.ft. (46.9 sq.m.) approx.



1ST FLOOR
392 sq.ft. (36.5 sq.m.) approx.



TOTAL FLOOR AREA : 897 sq.ft. (83.3 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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