



Burge Crescent, Cotford St. Luke Taunton TA4 1PD

welcome to

Burge Crescent, Cotford St. Luke Taunton

Spacious and versatile three/four-bedroom townhouse in sought-after Cotford St Luke, featuring flexible living accommodation, a garage and off-road parking. Beautifully presented throughout, with a lounge, kitchen, utility room, family bathroom and an additional reception room/fourth bedroom.

This well-presented three/four-bedroom townhouse is situated in the popular village of Cotford St Luke and offers spacious, flexible accommodation arranged over multiple floors, making it perfectly suited to modern family living.

The property welcomes you with an entrance hall and cloakroom, leading through to a generous lounge, a well-appointed kitchen and a practical utility room. The versatile layout includes three bedrooms alongside an additional room that can be utilised as a fourth bedroom, home office or further reception room, providing flexibility to suit a variety of lifestyles. A family bathroom serves the bedroom accommodation.

Externally, the property benefits from a garage and off-road parking, while its excellent presentation throughout allows prospective buyers to move straight in with minimal effort. Combining adaptable living space, practical features and a sought-after village location, this is an ideal home for growing families and professionals alike.

Entrance Hall

Radiator. Understairs storage.

Cloakroom

Lino. Toilet. Sink.

Lounge

Lino. Two double glazed windows. Radiator.

Kitchen

Electric. Gas hob. Space for dishwasher. Breakfast Bar. Tiled walls. Tiled floor.

Utility Room

Cupboards. Washing machine. Window. Tiled floor. Boiler (2021).



**Bedroom 1**

(2nd floor) Spacious double bedroom. Two double glazed windows. Two radiators. Two built in wardrobes. Carpeted.

En Suite

Lino. Shower. Radiator. Wash basin. W.C.

Bedroom 2

(1st floor). Double. Double built in wardrobe. Two double glazed windows. Radiator. Carpeted.

Bedroom 3/ Reception Room

(1st floor). Two double glazed windows. Fireplace. Gas outlet. Carpeted. Two radiators.

Bedroom 4

Double Two built in wardrobes. Radiator, Two double glazed windows. Carpeted.

Bathroom

Bath. Lino. Half tiled. Sink. W.C. Radiator.

Landing (2nd Floor)

Cupboard, water tank enclosed.

Loft

Insulated

Rear Garden

Patio and laid to Gravel

Parking

Designated car park space

Garage

Up and Over door.



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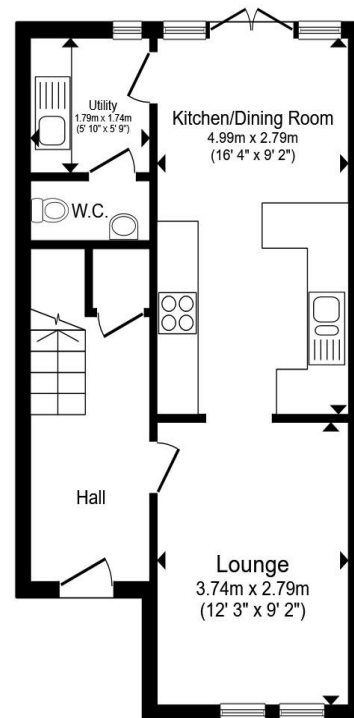
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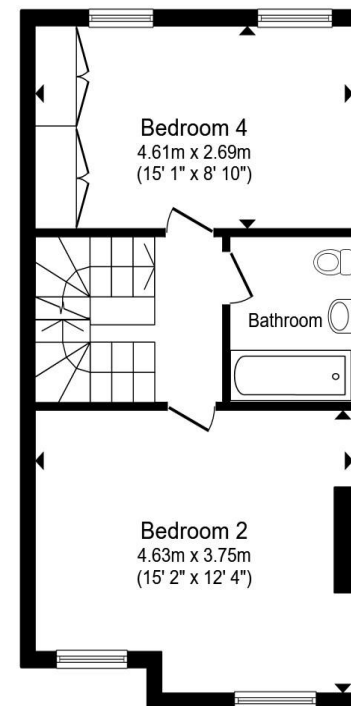
- Four Bedroom Flexible Living Town House!
- Nest Heating System
- Garage and Off Road Parking
- Secluded Rear Garden
- Well Presented Throughout!

Tenure: Freehold EPC Rating: Awaited
Council Tax Band: D

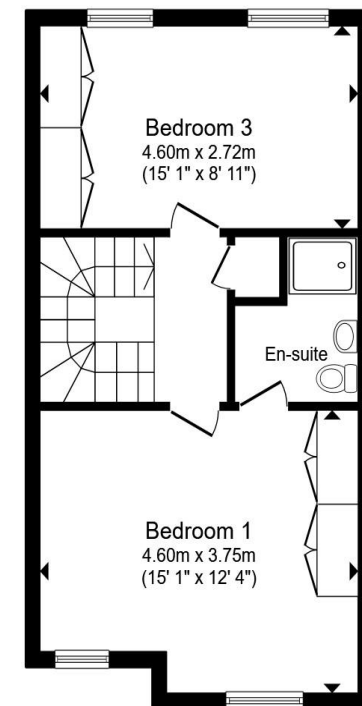
£280,000



Ground Floor



First Floor



Second Floor

Total floor area 117.7 m² (1,267 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

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Property Ref:
TAU109540 - 0002

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