



3 Nichol Place, Cotford St. Luke, Taunton TA4 1JD

£340,000

**GIBBINS RICHARDS**   
Making home moves happen

**\*Detached \*Three double bedrooms \*Single garage\*** A beautifully presented three bedroomed detached home. Ideally situated in a modern popular development in Cotford St Luke. The property benefits from a single garage located on a shared driveway and has been exceptionally well maintained by the current owners, offering ready to move in accommodation.

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

The home features a versatile ground floor extension, providing flexible living space that could be used as a playroom, home office, or as currently arranged, a generous double ground floor bedroom. The adaptability allows the layout to suit a variety of family needs. The ground floor comprises a welcoming entrance hall with cloakroom, well proportioned kitchen with dining area which opens into a bright conservatory creating an excellent additional reception space and enjoying views over the garden. There is also a comfortable family sitting room with an extension leading off, further enhancing the ground floor accommodation. On the first floor there are three double bedrooms including a spacious principle bedroom along with a modern family bathroom. Externally the property enjoys both rear and side gardens offering additional outdoor space compared to many similar homes, making it ideal for families and entertaining.

122.7 Approximate square meters  
Detached three bedroomed home  
Popular village location in Cotford St Luke  
Beautifully maintained  
Gas central heating  
Garage on a shared driveway  
Enclosed private rear garden





Entrance Hall	
Cloakroom	6' 6" x 2' 3" (1.98m x 0.69m)
Sitting Room	15' 5" x 11' 1" (4.70m x 3.38m)
Dining Room	11' 4" x 9' 4" (3.45m x 2.84m)
Kitchen	16' 1" x 11' 4" (4.90m x 3.45m) Opening to;
Conservatory	10' 4" x 9' 0" (3.15m x 2.74m)
Study / Bedroom (Extension)	14' 0" x 7' 4" (4.26m x 2.23m)
First Floor Landing	
Bedroom 1	14' 1" x 9' 5" (4.29m x 2.87m)
En-suite	6' 8" x 4' 3" (2.03m x 1.29m)
Bedroom 2	12' 4" x 10' 4" (3.76m x 3.15m)
Bedroom 3	11' 3" x 6' 4" (3.43m x 1.93m) into recess.
Bathroom	5' 9" x 5' 8" (1.75m x 1.73m)
Outside	Single garage located on a shared driveway. Private rear and side gardens.



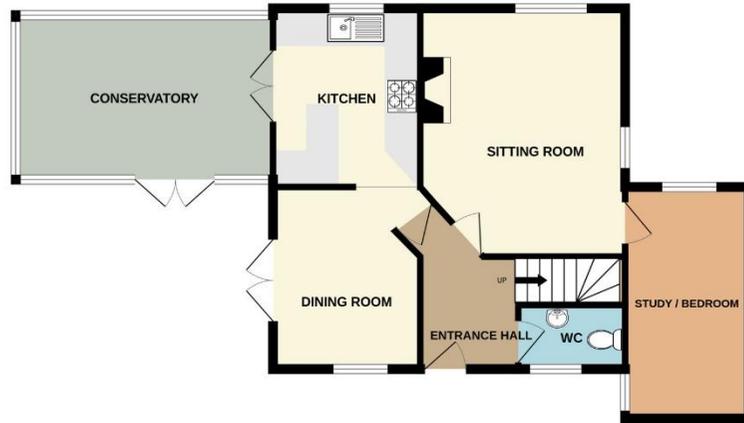


GROUND FLOOR  
719 sq.ft. (66.8 sq.m.) approx.



1ST FLOOR  
466 sq.ft. (43.2 sq.m.) approx.

GARAGE  
136 sq.ft. (12.6 sq.m.) approx.



TOTAL FLOOR AREA : 1320 sq.ft. (122.7 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.  
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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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