



22 Nichol Place, Cotford St Luke, Taunton TA4 1JD  
£175,000

**GIBBINS RICHARDS**   
Making home moves happen

Available with immediate possession this modern 3 bed semi which has been completely redecorated and refreshed with new carpets. Lounge, kitchen//diner, 3 bedrooms and bathroom. Enclosed rear garden, off road parking for 2 cars. Great Buy. Energy Rating: C-71

**THE PROPERTY**

This modern three bedroom semi detached property is available with immediate vacant possession for those seeking a speedy quick purchase. The property has been priced to generate interest and offers recently refreshed accommodation as it has been re-decorated throughout and now also benefits from new floor coverings. It is situated in a cul-de-sac location in this favoured village approximately four miles to the west of Taunton with the village providing primary school, public house and local shop. This property is suitable for a first time buyer or for those looking to buy a low maintenance property to let.

Hallway  
 Living Room 15' 2" x 11' 10" (4.62m x 3.60m) increasing to 14' 10" (4.52m)  
 Kitchen/Diner 14' 10" x 10' 2" (4.52m x 3.10m) Patio doors to rear garden. Vaillant combi boiler.  
 Bedroom 1 10' 11" x 8' 7" (3.32m x 2.61m)  
 Bedroom 2 12' 3" x 8' 2" (3.73m x 2.49m)  
 Bedroom 3 8' 11" x 6' 6" (2.72m x 1.98m)  
 Bathroom  
 Outside There is a small open plan frontage with a side pathway and gate leading to the rear garden. Enclosed rear garden. Directly opposite the property are 2 tandem parking spaces.



BARGAIN BUY 3 BED SEMI  
 DECORATED THROUGHOUT  
 DOUBLE LENGTH PARKING SPACE  
 GAS CENTRAL HEATING  
 DOUBLE GLAZING  
 CUL-DE-SAC POSITION  
 LOCAL PRIMARY SCHOOL  
 NO CHAIN  
 LOCAL AMENITIES



GROUND FLOOR  
 APPROX. FLOOR  
 AREA 381 SQ.FT.  
 (35.4 SQ.M.)

1ST FLOOR  
 APPROX. FLOOR  
 AREA 381 SQ.FT.  
 (35.4 SQ.M.)

TOTAL APPROX. FLOOR AREA 763 SQ.FT. (70.9 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. Some photographs may have been taken using a wide angle lens. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property.



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