



9 North Villas Cotford St. Luke, Taunton TA4 1DQ

£245,000



Features

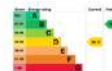
- Entrance Porch
- Entrance Hall
- Living Room
- Kitchen / Breakfast Room
- Conservatory with door to garden
- Utility Room
- Master Bedroom
- 2 further Bedrooms
- Family Bathroom
- Enclose South West Facing garden to rear with useful outbuilding
- Driveway parking
- Gas central heating
- Double glazing
- Council tax band B
- What3words: [///detective.directive.socialite](https://www.what3words.com/#!/detective.directive.socialite)

9 North Villas, Cottford St. Luke, Taunton, TA4 1DQ

Approximate Area = 1041 sq ft / 96.7 sq m
 Garage = 99 sq ft / 9.1 sq m
 Store = 85 sq ft / 7.8 sq m
 Total = 1225 sq ft / 113.6 sq m
 For identification only - Not to scale



Certified Property Measurer
 Their plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS) (Residential). © 2020 RICS
 Produced for Robert Cooney. REF: 1138833



Located in this popular village location is this 3 bedroomed semi-detached house with enclosed South West facing garden to rear with useful outbuilding and driveway parking for 2 cars. No onward chain.



Viewing strictly through the selling agents:

Robert Cooney

Corporation Street, Taunton,
 Somerset TA1 4AW

Telephone 01823 230 230

E-mail taunton@robertcooney.co.uk

Website: robertcooney.co.uk

**robert
 cooney**

For clarification, we wish to inform prospective purchasers that: these particulars are set out as a general outline only for the guidance of intended purchasers, and do not constitute, nor constitute part of, an offer or contract; all descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details, are given without responsibility and any intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them; no person in the employment of Robert Cooney has any authority to make or give any representation or warranty whatever in relation to this property; we have not carried out a detailed survey nor tested the services, appliances and specific fittings.