

TO LET

£1,300 pcm



# Burge Crescent, Cotford St Luke, Taunton, Somerset, TA4 1PD

£1,300 pcm

- VIDEO TOUR AVAILABLE
- Three Bedroom Terraced Family Home
- Two Reception Rooms
- Two Bathrooms, Downstairs WC
- Three Double Bedrooms
- Master Bedroom with En Suite
- Low Maintenance Garden
- Garage & Allocated Parking
- Available IMMEDIATELY



## PROPERTY DESCRIPTION

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VIDEO TOUR AVAILABLE. Newton King are delighted to offer the rental market this spacious and well presented three bedroom family home, situated in the popular village of Cotford St Luke. The property boasts two reception rooms, single garage & allocated parking, master bedroom with en-suite and a low maintenance garden.

In brief, the property internally comprises: Entrance hall, downstairs WC, living room with French doors opening to the rear, under-stair storage cupboard, second reception with bay windows, modern fitted kitchen with fridge/freezer, gas hob, electric oven and space for washing machine, bedroom three complete with built-in-storage, bedroom two also offering built-in-storage, bedroom one with en-suite shower room & storage cupboard, family bathroom.

Outside to the rear, you will find a good sized low maintenance rear garden providing access to the garage & allocated parking space.

The property is available to rent IMMEDIATELY on an unfurnished basis, please contact Newton King between the hours of 9am-6pm to arrange a fully accompanied viewing.

EPC Rating TBC, Council Tax Band C.

Please note:

To secure the property a Holding deposit equal to a weeks rent is payable which is refunded on move in.

Damages deposit is equal to 5 weeks rent.

Should you need to change the Agreement during the Tenancy there is an admin charge of £50.

Newton King are members of The Property Ombudsman and Client Money Protect.





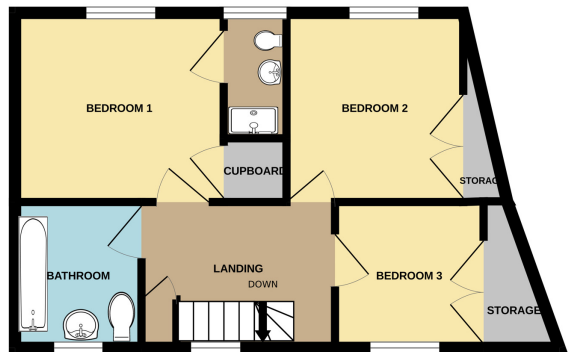
# FLOORPLAN

Newton King

GROUND FLOOR  
385 sq.ft. (35.7 sq.m.) approx.



1ST FLOOR  
375 sq.ft. (34.9 sq.m.) approx.



TOTAL FLOOR AREA: 760 sq.ft. (70.6 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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