

FOR SALE

£250,000 Freehold



33 Graham Way, Cotford St Luke Taunton, , TA4 1JG

£250,000
Freehold

- Three Bedroom Semi Detached House
- Upstairs Bathroom and Downstairs WC
- Low Maintenance Rear Garden
- Off Street Parking and a Garage
- No Onward Chain



PROPERTY DESCRIPTION

Newton King are delighted to offer to the market this extremely well presented, three bedroom semi detached house located in a popular village location within a stones throw of local shops and amenities.

In brief the ground floor of the property comprises entrance hall, WC, kitchen with white goods, lounge/dining room with double doors to the private, rear garden. Upstairs there are three bedrooms and a modern bathroom complete with a shower over the bath. The property has allocated parking and a garage.

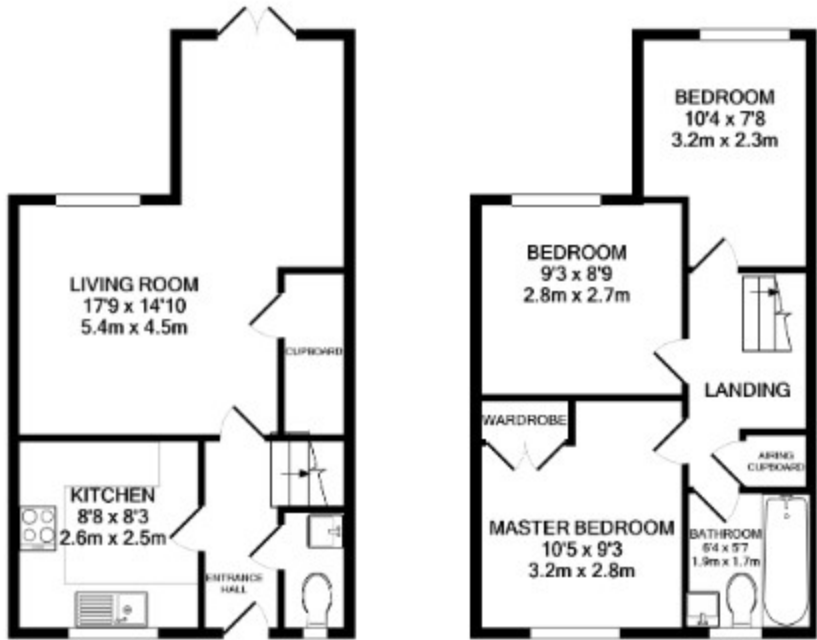
Council Tax Band C, EPC Rating C

Please contact Newton King to arrange an accompanied viewing between 9am and 6pm





FLOORPLAN & EPC



GROUND FLOOR
APPROX. FLOOR
AREA 339 SQ.FT.
(31.5 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 339 SQ.FT.
(31.5 SQ.M.)

TOTAL APPROX. FLOOR AREA 679 SQ.FT. (63.0 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		86
(69-80)	C	70	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	