

TO LET

£1,995 pcm



# 89 Burge Crescent, Cotford St Luke, Taunton, Somerset, TA4 1NU

£1,995 pcm

- 4 Bedroom Family Home
- Master with ensuite, Upstairs Famaily Bathroom and Downstairs WC
- 4 Reception Rooms plus a Conservatory
- Fitted Kitchen with separate Utility Room
- Gated Driveway, Double Garage with electric doors

- Fully Double Glazed and Gas Central Heating
- Newly Decorated and New Flooring Throughout
- Unfurnished
- Available Immediately



## PROPERTY DESCRIPTION

VIDEO TOUR AVAILABLE, Newton King are delighted to offer to the market this NEWLY REFURBISHED 4 Bedroom Detached family home situated in a quiet village location within close proximity of local shops and amenities, and a short drive to Taunton town centre and the Quantock hills AONB.

Accommodation comprises: - 4 Reception Rooms, Conservatory, Fitted Kitchen with Separate Utility Room, 4 Bedrooms, Master ensuite , family bathroom and down stairs WC. There is a gated drive with access to a double garage with electric doors and a good sized enclosed rear garden.

The property is available Immediately on an unfurnished basis, Please contact Newton King for further details.

Council Tax Band F, EPC rating 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.





GROUND FLOOR

1ST FLOOR



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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