

TO LET

£1,250 pcm



52 Nichol Place, Cotford St Luke, Taunton, TA4 1JD

£1,250
pcm

- Well Presented 3 Bedroom Semi-Detached Home
- Large Living Room
- Fitted Kitchen with Gas Hob & Electric Oven
- Spacious Modern Family Bathroom
- Allocated, Off-Road Parking for Two Cars
- Low Maintenance & Enclosed Garden
- Available From 10th October 2025
- Unfurnished
- Sorry No Pets



PROPERTY DESCRIPTION

Video Tour Available. Newton King are delighted to offer to the rental market this well presented 3 bedroom semi-detached home in the heart of Cotford St Luke.

To the downstairs, the property comprises: spacious living room, good sized kitchen with gas hob, electric oven and dining area, and conservatory leading to the garden. Upstairs, the property offers: master bedroom with built in storage, second double bedroom, single bedroom/office, modern bathroom with shower over bath. Outside, there is a low maintenance garden with rear access to the two allocated parking spaces. The property is fully double glazed throughout and is heated via gas. Unfortunately, pets will not be considered at the property.

The property is available from the 10th October 2025 on a partly furnished basis. A fridge freezer & washing machine are included. All rooms have curtains and /or blinds. Please call Newton King between the hours of 9am-6pm to arrange a fully accompanied viewing.

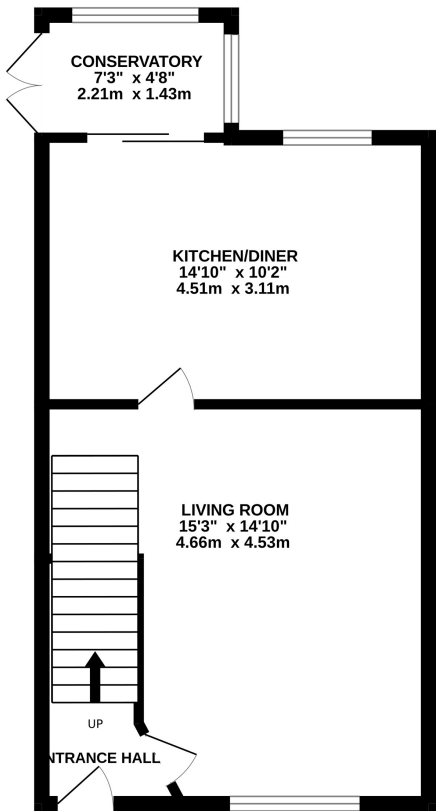
Council Tax band C. EPC rating C.

Please note: To secure the property a Holding deposit equal to a week's 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.

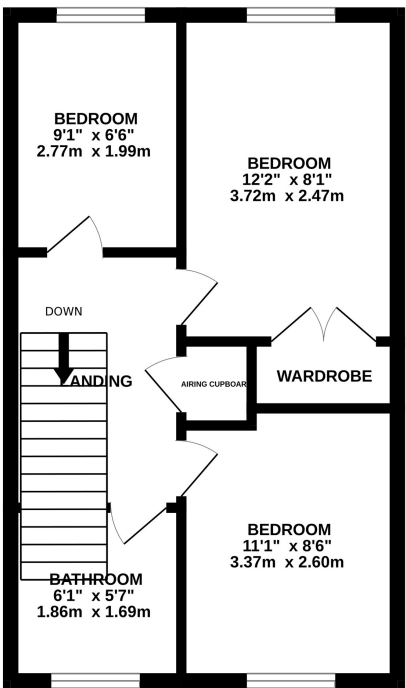




GROUND FLOOR



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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