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estate and letting agents

120 Burge Crescent, Cotford St. Luke – TA4 1PD
£270,000

120 Burge Crescent

- Well presented end of terrace house
- Popular village location
- Driveway parking and garage
- Three bedrooms
- Principal bedroom with en-suite shower room
- Refitted kitchen/breakfast room
- Dining room/conservatory overlooking the garden
- Ground floor cloakroom/WC
- Refitted family bathroom
- Versatile garden outbuilding with power and lighting

TOTAL FLOOR AREA 83 sq.m.

TENURE Freehold

COUNCIL TAX Somerset Council Tax Band C.
Charges payable for 2026/27 - £ 2,177.86

SERVICES Main services of gas, electricity, water and drainage are connected. Broadband speeds of up to 1800mbps are available and variable to good outdoor mobile signal (Ofcom).

EPC Energy Efficiency Rating: C





This is a superbly presented three-bedroom end of terrace home situated in the popular village of Cotford St. Luke. Benefiting from driveway parking, a garage and a private enclosed rear garden, the property has been well maintained and improved by the current owners, creating a comfortable and stylish family home.

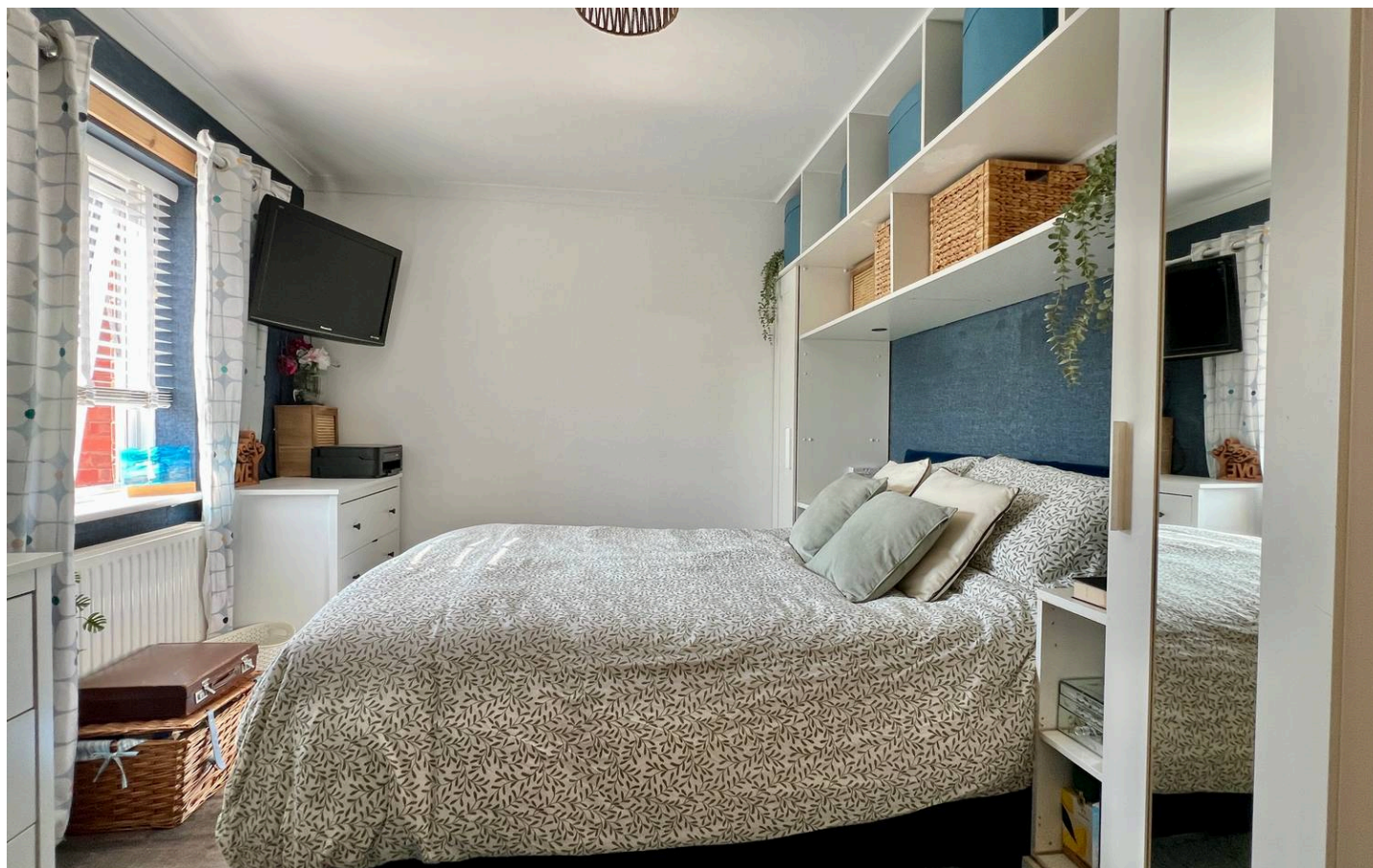
A particular feature of the property is the versatile garden outbuilding, complete with power and lighting and currently utilised as a fantastic 'chill out' room. This flexible space could suit a variety of uses including a home office, hobby room or entertaining area. For purchasers seeking additional garden space, the current owner is willing to remove the structure if preferred.

The accommodation is arranged over two floors and briefly comprises an entrance hall with stairs rising to the first floor and a cloakroom/WC, a comfortable living room to the front, a refitted kitchen/breakfast room with an attractive range of modern units and ample workspace, and a dining/conservatory to the rear overlooking the garden.

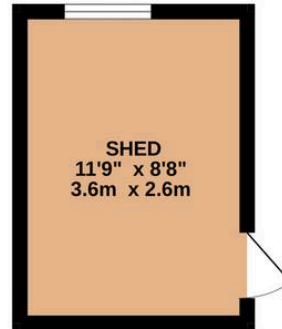
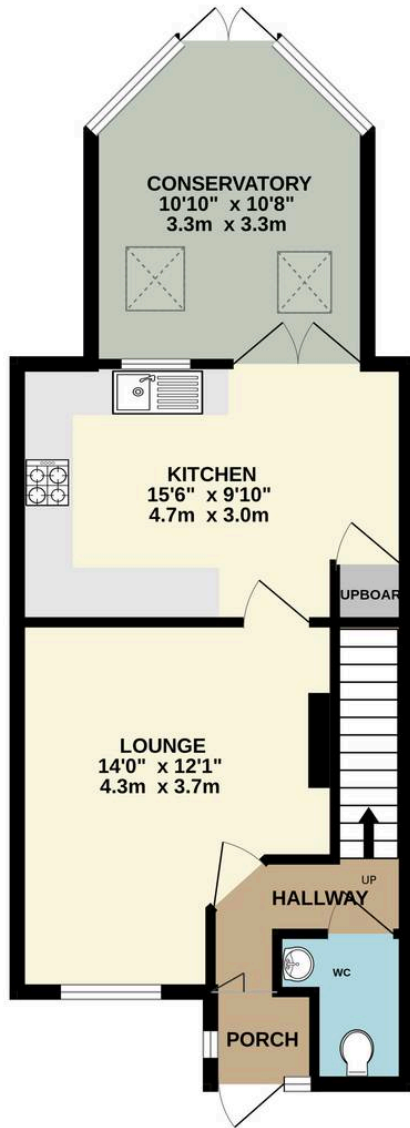
On the first floor, the principal bedroom benefits from an en-suite shower room, whilst there are two further bedrooms and a refitted family bathroom fitted with a modern three-piece suite and shower over the bath.

Outside, the enclosed rear garden provides a good degree of privacy and enjoys a combination of patio and a small lawn, making it ideal for both relaxation and entertaining. The driveway and garage provide excellent off-road parking and storage.

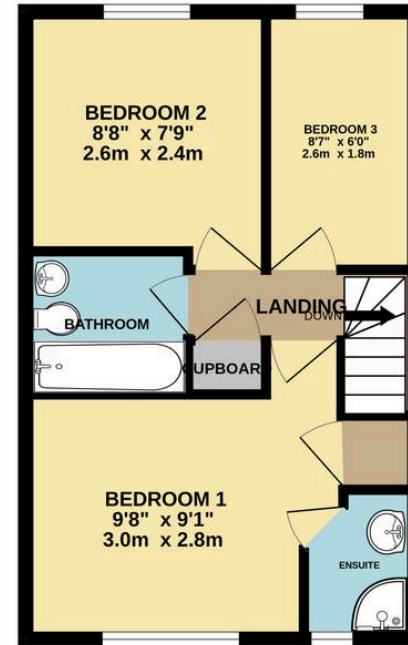
Cotford St. Luke is a thriving and popular village located approximately four miles to the north-west of Taunton. The village offers a range of everyday amenities including a primary school, village shop and a public house. Surrounded by attractive Somerset countryside, the village provides excellent opportunities for walking and outdoor pursuits whilst remaining conveniently placed for access to Taunton town centre, the A38 and the M5 motorway.



GROUND FLOOR
601 sq.ft. (55.8 sq.m.) approx.



1ST FLOOR
356 sq.ft. (33.1 sq.m.) approx.



TOTAL FLOOR AREA : 991sq.ft. (92.1 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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