

## 93 Burge Meadow, Cotford-St-Luke, TA4 1QW £1,100 PCM



### KEY FEATURES

- IN THE POPULAR VILLAGE OF COTFORD-ST LUKE
- MODERN TERRACE 3 BEDROOM HOUSE
- LARGE LIVING/DINING ROOM
- MODERN KITCHEN/BREAKFAST ROOM
- DOWNSTAIRS WC
- FAMILY BATHROOM + EN-SUITE TO MASTER BEDROOM
- DOUBLE GLAZING + GAS CENTRAL HEATING
- GARAGE & EXTRA PARKING/STORAGE AREA
- ENCLOSED GARDEN
- ENERGY RATING: C
- HOLDING DEPOSIT FOR APPLICATION = £253.80
- CHECK-IN DEPOSIT = £1,269.20
- MINIMUM EARNING REQUIREMENT = £37,714

**Driving distances to...Town Centre - 5.7 Miles    Train Station - 5.3 Miles    M5 J26 - 7.9 Miles & J25 – 7.7 Miles**

Bennett Residential have just received instructions to let this modern 3 bedroom, well presented, terrace house in Cotford St Luke. Situated some six miles from the centre of Taunton and surrounded by attractive open countryside this popular new village together with the nearby villages of Norton Fitzwarren and Bishops Lydeard provide all you need for everyday living including a junior school. Taunton offers the Somerset University and a comprehensive range of cultural, leisure and shopping facilities.

The Cotford St. Luke development offers quick and easy access to the A38, A303 and M5, which provide links to Bristol, Exeter, London and the central motorway network. There is also a direct mainline link from Taunton to London Paddington.

The accommodation - on the ground floor a lounge/diner, kitchen & downstairs cloakroom. On the first floor there are THREE BEDROOMS, master with en-suite and a family bathroom. Outside, the property has a garden, garage with parking in front and storage area behind the garage.

Available to let unfurnished on an Assured Shorthold Tenancy for an initial six-month period at a rent of £1,100 per calendar month.

- Pets: 1 house trained small-med pet considered, with an additional charge of £30 PCM and additional terms.
- Smokers: No
- Benefits: Considered with a suitable guarantor
- Children: Yes
- Sharers: 2 professionals only considered – not 2 families
- Energy Rating: C
- Council Tax Band C

Available NOW



