



**MILES ESTATE AGENTS**

**7 Park View Cotford St. Luke  
Taunton TA4 1LX £295,000**



A spacious Town House offering flexible living accommodation for a family within the popular Village of Cotford St Luke.

Generous kitchen/breakfast room, study/office and cloakroom on the ground floor, first floor with superb sitting room and master bedroom, dressing area and ensuite (new shower) and 3 good sized bedrooms and a family bathroom on the 2nd floor.

Enclosed rear garden, garage and parking. New boiler. FREEHOLD. Council tax band E. EPC rating: C.





## Features:

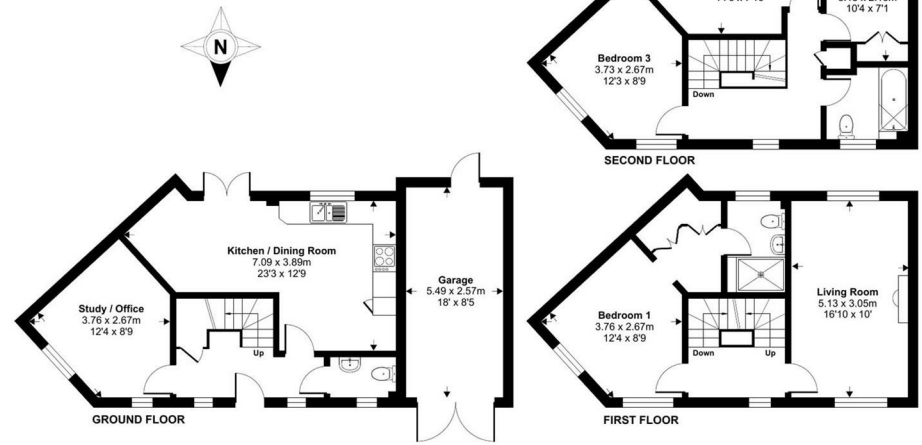
- Very Generous Accommodation
- Spacious Kitchen/ Breakfast Room
- Ground Floor Cloakroom
- Study/Office
- Master Bedroom Suite with Dressing Room & En-Suite Shower Room
- Good Size First Floor Living Room
- 3 Further Spacious Bedrooms
- Family Bathroom
- Garage & Parking
- Enclosed Rear Garden
- Freehold
- Council Tax Band E



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			83
(81-91) B		74	
(69-80) C			
(55-68) D			
(49-54) E			
(31-48) F			
(1-30) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

**Park View, Cotford St. Luke, Taunton, TA4**

Approximate Area = 1359 sq ft / 126.2 sq m  
 Garage = 150 sq ft / 13.9 sq m  
 Total = 1509 sq ft / 140.1 sq m  
 For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Miles Alexander Limited T/A Miles Estate Agents. REF: 1054892



Viewings strictly through the selling agents:  
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