



MILES ESTATE AGENTS

**32 Needhams Patch Cotford St. Luke
Taunton TA4 1JF £295,000**



A well presented and substantial 3 double bedroom 3 storey town house in a lovely position with pedestrianised frontage in this ever popular modern village within Kingsmead catchment area. Fabulous refitted kitchen/dining room, first floor sitting room, low maintenance enclosed garden, garage and parking. Early viewing recommended. Freehold Council Tax band D EPC: D.





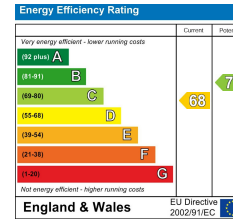
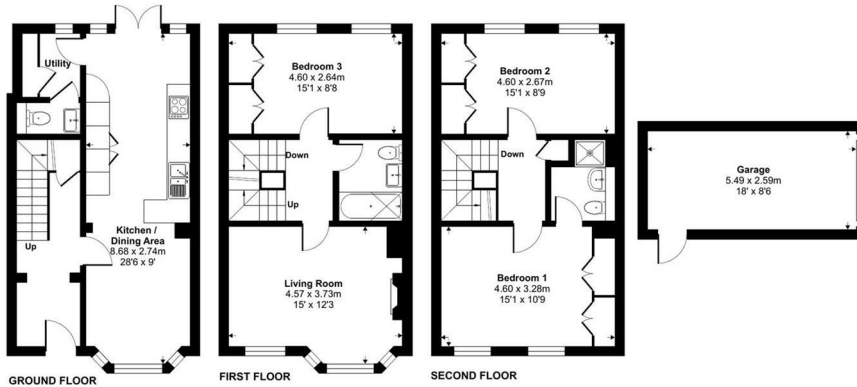
Features:

- Entrance Hall
- Fabulous Refitted 28' Kitchen/Dining Room
- Utility & Cloakroom
- First Floor Sitting Room
- 2nd Floor Master Bedroom with En Suite
- 2 Further Generous Double Bedrooms
- Family Bathroom
- Enclosed Low Maintenance Garden
- Single Garage & Off Road Parking
- Freehold
- Council Tax Band D



Needhams Patch, Cotford St. Luke, Taunton, TA4

Approximate Area = 1230 sq ft / 114.2 sq m
 Garage = 153 sq ft / 14.2 sq m
 Total = 1383 sq ft / 128.4 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). © rodbroom 2024. Produced for Miles Alexander Limited T/A Miles Estate Agents. REF: 1102798



Viewings strictly through the selling agents:

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