



**MILES ESTATE AGENTS**

**7 The Regents Graham Way Cotford St. Luke  
Taunton TA4 1GG £395,000**





An elegant and substantial 4 bedroom wing of the Victorian former Hospital in this ever popular village 5 miles North West of Taunton. Superbly presented with impressive sitting / dining room, high ceilings and tall multi paned windows throughout, the house is a perfect lifestyle choice for those who want a 'lock up and leave' space in a secure gated environment. Lovely kitchen, bathroom, en suite and well maintained grounds with private patio area, garage and parking. Early viewing highly recommended. Freehold with Estate Management Charge of £714.55 pa Council Tax Band E EPC : E.







- Features:
- Entrance hall
  - Impressive sitting / dining room with high ceilings & tall multi paned windows & doors
  - Lovely modern kitchen with breakfast bar
  - Cloakroom
  - Spacious master bedroom with en suite
  - 3 further bedrooms
  - Bathroom
  - Surrounded by well maintained grounds
  - Private patio area for al fresco dining
  - Secure gated entrance
  - Single garage & off road parking
  - Freehold
  - Council Tax Band E
  - EPC : E
  - NO ONWARD CHAIN





# The Regents, Graham Way, Cotford St. Luke, Taunton, TA4

Approximate Area = 1684 sq ft / 156.4 sq m  
Garage = 150 sq ft / 13.9 sq m  
Total = 1834 sq ft / 170.3 sq m  
For identification only - Not to scale



Energy Efficiency Rating	
Current	Potential
<div> <div></div> <div>                     92-100% <b>A</b> </div> </div> <div> <div></div> <div>                     81-91% <b>B</b> </div> </div> <div> <div></div> <div>                     69-80% <b>C</b> </div> </div> <div> <div></div> <div>                     55-68% <b>D</b> </div> </div> <div> <div></div> <div>                     45-54% <b>E</b> </div> </div> <div> <div></div> <div>                     35-44% <b>F</b> </div> </div> <div> <div></div> <div>                     2-34% <b>G</b> </div> </div>	
52	75
Not energy efficient - higher running costs England & Wales EU Directive 2002/91/EC	

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2025. Produced for Miles Alexander Limited T/A Miles Estate Agents. REF: 1249112



Viewings strictly through the selling agents:

**Miles Estate Agents**

2 Piffin Lane, Bishops Lydeard, Taunton, Somerset, TA4 3AS

**Tel: 01823 470 500**

[lydeard@milesestateagents.co.uk](mailto:lydeard@milesestateagents.co.uk)

[www.milesestateagents.co.uk](http://www.milesestateagents.co.uk)



**rightmove**

**OnTheMarket.com**

**MILES ESTATE AGENTS**

