



MILES ESTATE AGENTS

5 Cherry Tree Mews Cotford St. Luke  
Taunton TA4 1DA £315,000





A stylish and immaculately presented 3 double bedroom 3 storey Mews house, peacefully situated within a secure gated environment and representing a perfect lifestyle choice for those wanting a 'lock up and leave' space, in this popular modern village 5 miles North West of Taunton. Lovely kitchen/breakfast room, spacious first floor sitting room with Juliet balcony, enclosed low maintenance garden, good size garage and parking. Early viewing highly recommended and NO ONWARD CHAIN. Freehold with Estate Management Charge of £714.55 pa Council Tax Band D EPC : B







## Features:

- Entrance hall
- Kitchen/breakfast room
- Spacious first floor sitting room with Juliet balcony
- Master bedroom with en suite
- 2 further double bedrooms
- Family bathroom
- Enclosed courtyard garden
- Good size integral garage & off road parking
- Freehold with Estate Management Charge of £714.55 pa
- Council Tax Band D
- EPC : B
- NO ONWARD CHAIN





# Dene Road, Cotford St. Luke, Taunton, TA4

Approximate Area = 1252 sq ft / 116.3 sq m

Garage = 166 sq ft / 15.4 sq m

Total = 1418 sq ft / 131.7 sq m

For identification only - Not to scale



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



Viewings strictly through the selling agents:

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Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2025. Produced for Miles Alexander Limited T/A Miles Estate Agents. REF: 1300870



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ESTATE AGENT GUIDE  
2019 : EXCEPTIONAL

**SALES**