



MILES ESTATE AGENTS

**90 Burge Crescent Cotford St. Luke
Taunton TA4 1PD £250,000**



****PRICE IMPROVEMENT****A well presented 3 bedroom modern terraced house with good size living room and kitchen/breakfast room in this ever popular village 5 miles North West of Taunton, close to the wonderful Quantock Hills. Master bedroom with walk in closet, enclosed garden, garage and off road parking - early viewing highly recommended. Freehold Council Tax Band C EPC : C.





Features:

- Entrance hall
- Good size sitting room
- Kitchen/breakfast room
- Cloakroom
- Master bedroom with walk in closet
- 2 further bedrooms
- Family bathroom
- Enclosed garden
- Single garage & off road parking
- Freehold
- EPC : C
- Council Tax Band C



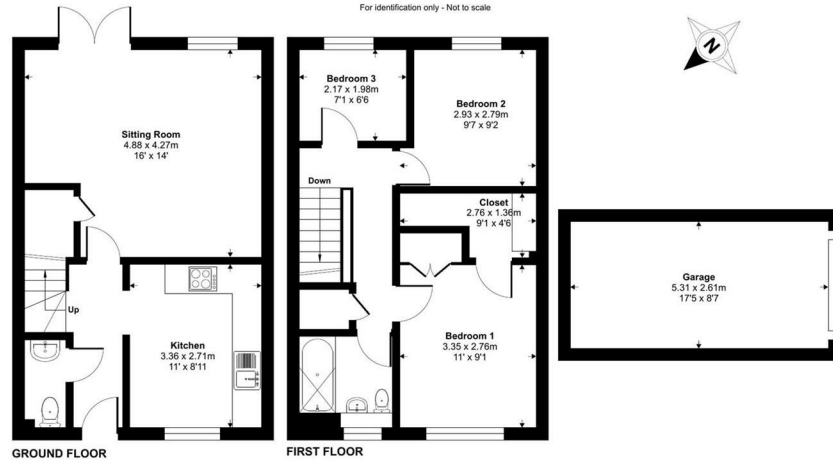
Burge Crescent, Cottford St. Luke, Taunton, TA4

Approximate Area = 818 sq ft / 75.9 sq m

Garage = 149 sq ft / 13.8 sq m

Total = 967 sq ft / 89.7 sq m

For identification only - Not to scale



Energy Efficiency Rating		
Very energy efficient - lower running costs		
A	92 plus	90
B	81-91	77
C	69-80	
D	55-68	
E	39-54	
F	21-38	
G	1-20	
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Floor plan produced in accordance with NICE Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS Residential). © richcom 2025. Produced for Miles Alexander Limited T/A Miles Estate Agents. REF: 1250167



Viewings strictly through the selling agents:

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SALES