



MILES ESTATE AGENTS

55 Burge Crescent Cotford St. Luke  
Taunton TA4 1NU £295,000



A spacious 3 storey Town House with 3 double bedrooms and first floor sitting room in this ever popular modern village 5 miles North West of Taunton close to the lovely Quantock Hills and within Kingsmead catchment area. Good size kitchen/breakfast room, separate dining room, enclosed garden, garage and parking - early viewing recommended. Freehold Council Tax Band D EPC : C





## Features:

- Entrance hall
- Separate dining room
- Good size kitchen / breakfast room
- Utility & cloakroom
- First floor sitting room
- Master bedroom with en suite
- 2 further double bedrooms
- Family bathroom
- Enclosed garden
- Single garage & off road parking
- Freehold
- Council Tax Band D
- EPC : C



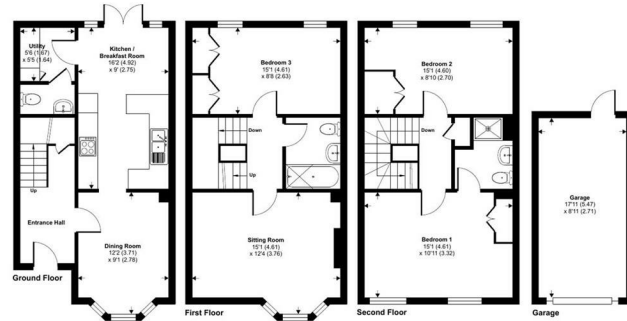
# Burge Crescent, Cotford St. Luke, Taunton, TA4

Approximate Area = 1205 sq ft / 111.9 sq m

Garage = 160 sq ft / 14.8 sq m

Total = 1365 sq ft / 126.7 sq m

For identification only - Not to scale



| Energy Efficiency Rating                    |    |                         |
|---------------------------------------------|----|-------------------------|
| View energy efficient - lower running costs |    |                         |
| 92-95 (A)                                   | 73 | 77                      |
| 81-91 (B)                                   |    |                         |
| 69-80 (C)                                   |    |                         |
| 55-68 (D)                                   |    |                         |
| 44-54 (E)                                   |    |                         |
| 35-43 (F)                                   |    |                         |
| 2-34 (G)                                    |    |                         |
| 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 (IPMS: Residential). © richcom 2025. Produced for Miles Alexander Limited T/A Miles Estate Agents. REF: 1315737



Viewings strictly through the selling agents:

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