



MILES ESTATE AGENTS

38 Nichol Place Cotford St. Luke  
Taunton TA4 1JD £260,000



Calling all garden lovers! A well presented and extended 3 bedroom end terrace house tucked away in the corner of the cul de sac with fabulous large gardens in this ever popular modern village 5 miles North West of Taunton close to the Quantock Hills. Good size sitting room, spacious conservatory, bathroom and en suite - early viewing highly recommended. Freehold Council Tax Band C EPC : C.





## Features:

- Entrance hall
- Good size sitting room
- Spacious conservatory
- Kitchen/breakfast room
- Cloakroom
- Master bedroom with en suite
- 2 further bedrooms
- Family bathroom
- Fantastic large corner plot gardens
- Freehold
- Council Tax Band C
- EPC : C



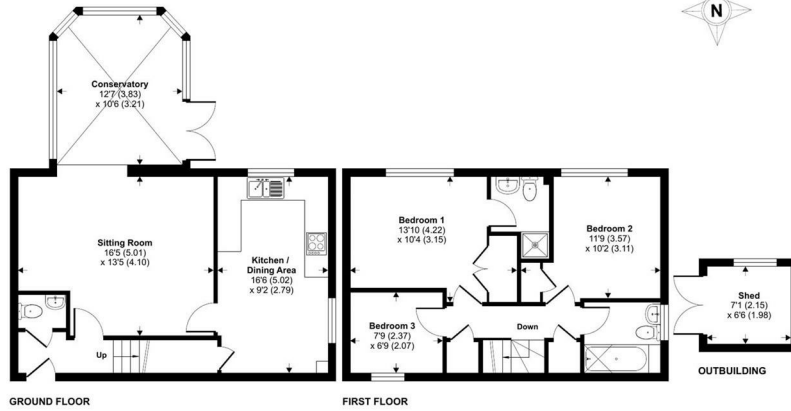
# Nichol Place, Cotford St. Luke, Taunton, TA4

Approximate Area = 997 sq ft / 92.6 sq m

Outbuilding = 46 sq ft / 4.2 sq m

Total = 1043 sq ft / 96.8 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 |                         |           |
| <b>England &amp; Wales</b>                  | 72                      | 76        |
|                                             | EU Directive 2002/91/EC |           |

1 Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS Residential). © rchecom 2025. Produced for Miles Alexander Limited T/A Miles Estate Agents. REF: 1355361



Viewings strictly through the selling agents:

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**SALES**