



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



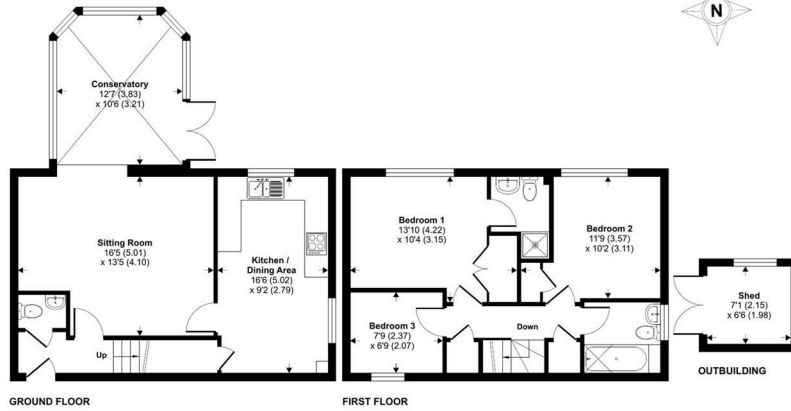
Nichol Place, Cotford St. Luke, Taunton, TA4

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 A		
81-91 B		
69-80 C		
55-68 D		
39-54 E		
21-38 F		
1-20 G		
Not energy efficient - higher running costs		
England & Wales	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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ESTATE AGENT GUIDE
2019 : EXCEPTIONAL

SALES