



MILES ESTATE AGENTS

**72 Burge Crescent Cotford St. Luke
Taunton TA4 1PD £190,000**



A well presented and extended 2 bedroom modern house with conservatory in this ever popular village 5 miles North West of Taunton, close to the wonderful Quantock Hills. Enclosed garden, single garage and parking with NO ONWARD CHAIN - early viewing recommended. Freehold Council Tax Band B EPC : C.





Features:

- Entrance lobby
- Cosy sitting room
- Good size kitchen / breakfast room
- Useful conservatory
- Cloakroom
- 2 double bedrooms
- Bathroom
- Enclosed garden
- Single garage & off road parking
- NO ONWARD CHAIN
- Freehold
- Council Tax Band B
- EPC : C



Burge Crescent, Cotford St. Luke, Taunton, TA4

Approximate Area = 677 sq ft / 62.8 sq m

Garage = 149 sq ft / 13.8 sq

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		EU Directive 2002/91/EC	



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS Residential). Produced by Miles Estate Agents Ltd. REF: 1400889



Viewings strictly through the selling agents:

Miles Estate Agents

2 Piffin Lane, Bishops Lydeard, Taunton, Somerset, TA4 3AS

Tel: 01823 470 500

lydeard@milesestateagents.co.uk

www.milesestateagents.co.uk

rightmove

OnTheMarket.com

MILES ESTATE AGENTS

