



MILES ESTATE AGENTS

**28 Manning Road Cotford St. Luke
Taunton TA4 1NY £200,000**



A well presented 2 double bedroom end terrace modern house with 2 en suites, pleasantly situated in this ever popular village 5 miles North West of Taunton, close to the Quantock Hills. Refitted kitchen, good size sitting/dining room, enclosed garden, garage and parking. Ideal for First Time Buyers or Investors alike - early viewing recommended and NO ONWARD CHAIN. Freehold Council Tax Band B EPC : C.





Features:

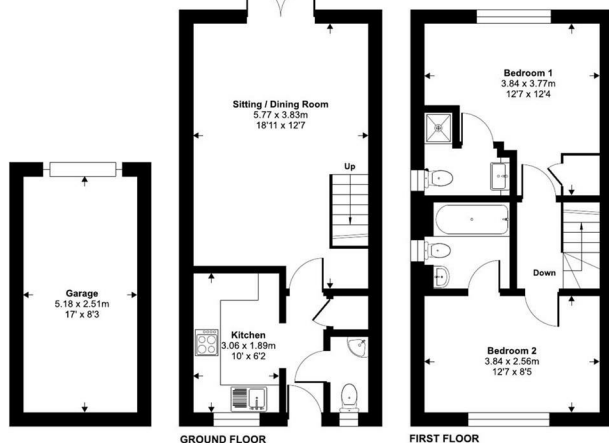
- Entrance hall
- Spacious sitting/dining room
- Refitted kitchen
- Useful cloakroom
- Double bedroom with en suite bathroom
- 2nd double bedroom with en suite shower room
- Enclosed garden
- Single garage & off road parking
- NO ONWARD CHAIN
- Freehold
- EPC : C
- Council Tax Band B



Manning Road, Cottford St. Luke, Taunton, TA4

Approximate Area = 706 sq ft / 65.5 sq m
 Garage = 140 sq ft / 13 sq m
 Total = 846 sq ft / 78.5 sq m

For identification only - Not to scale



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	73	78
(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 3rd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). Produced for Miles Alexander Limited T/A Miles Estate Agents. REF: 1440553 © rinchecom 2020.



Viewings strictly through the selling agents:

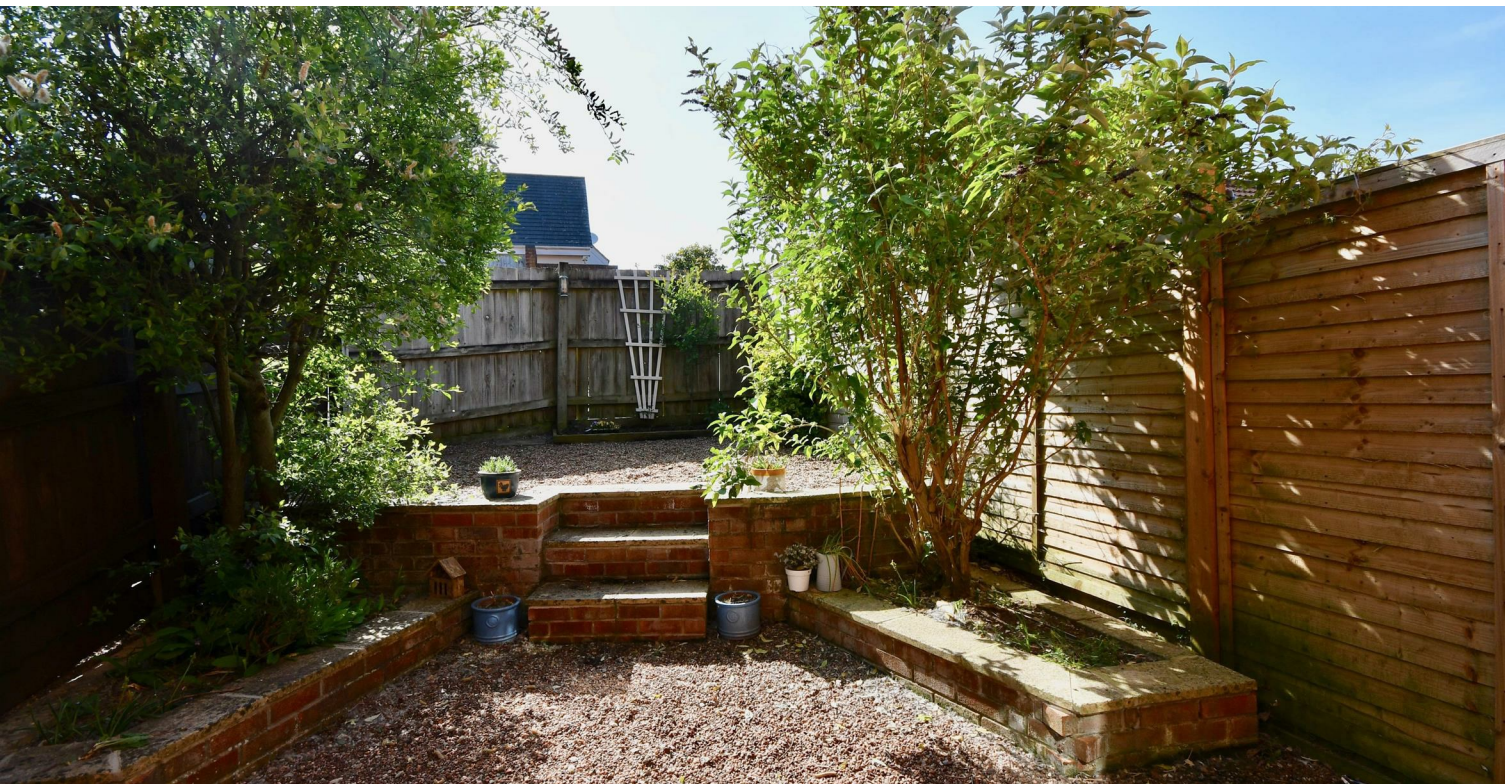
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