



MILES ESTATE AGENTS

**21 Burge Meadow Cotford St. Luke
Taunton TA4 1QN Offers over £385,000**



A superbly presented and spacious 4 double bedroom detached house with 2 receptions and lovely enclosed garden in this popular modern village 5 miles North West of Taunton within Kingsmead School catchment area. Master bedroom with vaulted ceiling and en suite, single garage and off road parking. Early viewing recommended. Freehold Council Tax band E EPC : C





Features:

- Entrance hall
- Spacious sitting room
- Separate dining room
- Kitchen/breakfast room
- Utility & cloakroom
- Master bedroom with en suite
- 3 further double bedrooms
- Family bathroom
- Enclosed garden
- Single garage & off road parking
- Freehold
- Council Tax Band E
- EPC : C



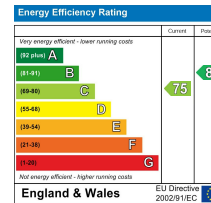
The image displays two architectural floor plans for a property. The left plan is the ground floor, and the right plan is the first floor.

GROUND FLOOR

- Garage:** 5.41 x 2.01m (179 x 67)
- Kitchen:** 4.73 x 3.38m (156 x 111)
- Utility:** 2.44 x 1.71m (8 x 57)
- Dining Room:** 3.46 x 3.34m (114 x 101)
- Sitting Room:** 5.76 x 3.45m (19 x 114)
- WC:** A small toilet room.
- Stairs:** Labeled "Up" and "Down", indicating access to the first floor and a lower level.

FIRST FLOOR

- Bedroom 1:** 4.57 x 3.38m (15 x 111)
- Bedroom 2:** 3.54 x 3.00m (117 x 91)
- Bedroom 3:** 3.57 x 2.60m (119 x 81)
- Bedroom 4:** 3.48 x 2.72m (115 x 91)
- En Suite:** Attached to Bedroom 1.
- Bathroom:** A central bathroom with a bathtub.
- Stairs:** Labeled "Down", indicating access to the ground floor.



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BEST

ESTATE AGENT GUIDE
2019 : EXCEPTIONAL

SALES