



MILES ESTATE AGENTS

6 The Hamptons Graham Way  
Cotford St. Luke TA4 1GQ £287,500



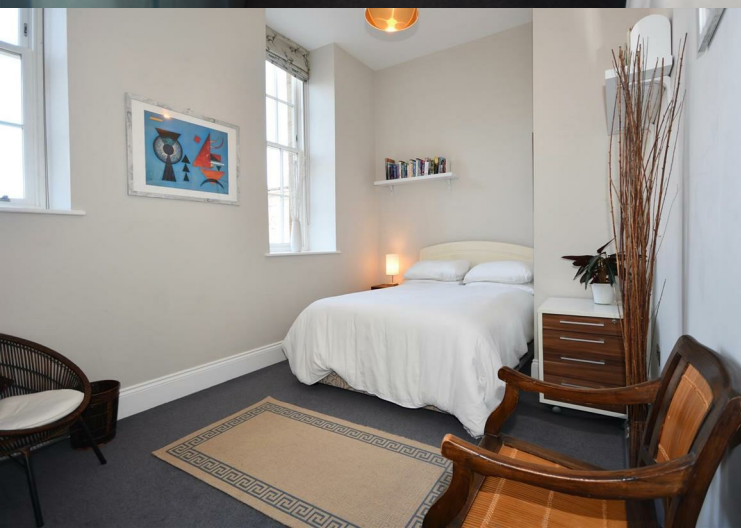
A well presented and stylish 2 double bedroom portion of this Historic conversion in the centre of Cotford St Luke with high ceilings, tall multi paned windows and lots of natural light. Perfect lock up and leave / lifestyle purchase with spacious open plan living, refitted kitchen and enclosed landscaped south facing garden. Secure gated parking for 2 cars - early viewing highly recommended. Freehold with Estate Management Charge of £600 pa. Council Tax Band C  
EPC : C





## Features:

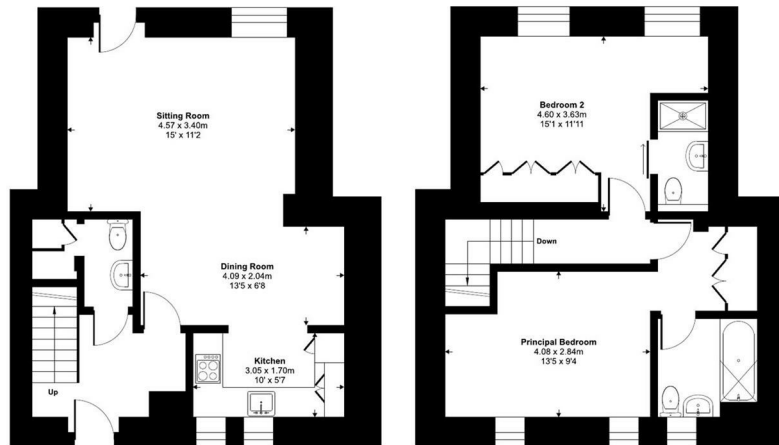
- Entrance hall with underfloor heating
- Spacious open plan living/dining space
- Refitted kitchen
- Cloakroom / utility
- Master bedroom with en suite
- 2nd double bedroom
- Bathroom
- Enclosed landscaped south facing garden
- Allocated secure gated parking for 2 cars
- Communal enclosed lawn
- Freehold with Estate Management Charge of £600 pa
- EPC : C
- Council Tax Band C



**Graham Way, Cotford St. Luke, Taunton, TA4**

Approximate Area = 908 sq ft / 84.3 sq m

For identification only - Not to scale



GROUND FLOOR

FIRST FLOOR

Energy Efficiency Rating		Current	Potential
Ultra energy efficient - lower running costs			
(92 plus)	A		89
(81-91)	B		
(69-80)	C	78	
(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). © richvecom 2020. Produced for Miles Alexander Limited T/A Miles Estate Agents. REF: 1399098



Viewings strictly through the selling agents:

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