



**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 Alexander Limited, 104 Miles Estate Agents, REF: 1400889. © richcom 2020.



Viewings strictly through the selling agents:

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