



**MILES ESTATE AGENTS**

**102 Graham Way Cotford St. Luke  
Taunton TA4 1HX Offers over £250,000**



A spacious mid terrace 3 storey Town House close to the amenities of this popular modern village within Kingsmead catchment area 5 miles North West of Taunton, with 3 good size bedrooms, 2 tier low maintenance garden, garage and parking. Good size kitchen, bathroom and 2 en suites - early viewing recommended and NO ONWARD CHAIN. Freehold Council Tax Band D EPC : C.





## Features:

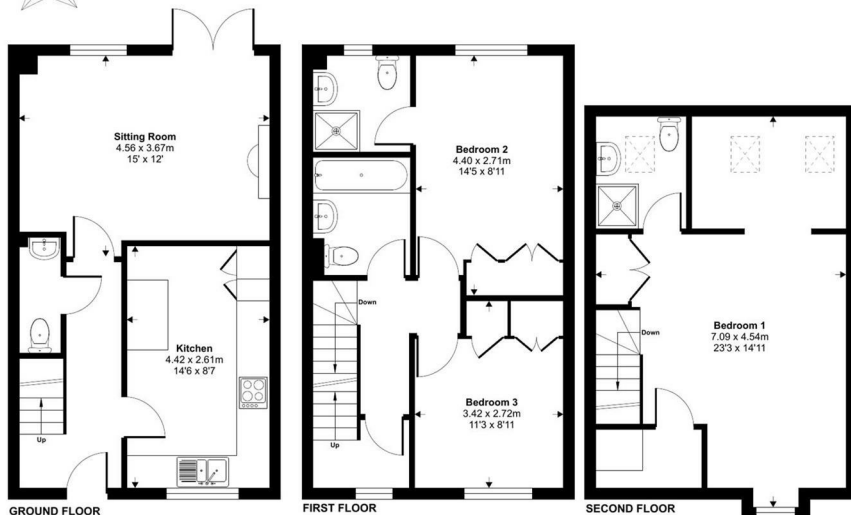
- Entrance hall
- Spacious sitting room
- Good size kitchen
- 2 double bedrooms (one with en suite) on first floor
- Family bathroom
- Further large double bedroom with en suite on second floor
- Low maintenance 2 tier enclosed garden
- Single garage & off road parking
- Freehold
- NO ONWARD CHAIN
- EPC : C
- Council Tax Band D



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

Approximate Area = 1116 sq ft / 103.6 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). Produced for Miles Alexander Limited T/A Miles Estate Agents. REF: 1314305 © nrcheom 2025.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		88
(81-91)	B		
(69-80)	C	76	
(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	



Viewings strictly through the selling agents:

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