













GENERAL REMARKS AND STIPULATIONS:

Tenure: The property is offered for sale freehold by private treaty with vacant possession on completion. Services: Mains water with meter, mains electricity, mains drainage, gas fired central heating. Local Authority: Somerset Council, County Hall, The Crescent, Taunton, Somerset, TA1 4DY

Property Location: W3W/commoners.locker.shrug

Council Tax Band: E

Broadband Availability: Ultrafast. Up to 1800 Mbps download speed. Up to 900 Mbps upload speed. Mobile Phone Coverage: Check https://www.ofcom.org.uk/mobile-coverage-checker Flood Risk: Very low risk of surface water flooding. Very low risk of flooding from rivers and the sea.

IMPORTANT NOTICE Wilkie May & Tuckwood for the vendors of the property, whose agents they are, give notice that. I the particulars are intended to give a fair and substantially correct overall descriptions, areas, reference to condition and necessary permissions for use and occupation and other det alis are given in good faith, and are believed to be correct. All descriptions, areas, reference to condition and necessary permissions for use and occupation and other det alis are given in good faith, and are believed to be correct but any intending purchasers are given in good faith, and are believed to be correct but any intending purchasers are given in good faith, and are but may as a statement or representations or warrantly themselves by inspect ion or otherwise as to the correctness of each of themselves by inspect ion or otherwise as to the correctness of each of themselves by inspect ion or otherwise as your properties of the correctness of each of themselves by inspect ion or other are and occupance of the correctness of each of the area. It is expected to the correctness of each of the area of the correctness of each of the area.

the employment of Wilkie May & Tuckwood has any authority to make our sales particular accurate and reliation to this property on behalf of Wilkie May & Tuckwood, nor enter into any contract on behalf of the vendor. 4. No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties which have been sold, let or withdrawn. Photographs taken and details prepared February 2025. MEASUREMENTS AND OTHER INFORMATION All intending purchasers in inspecting properties which have been sold, let or withdrawn. Photographs taken and details prepared February 2025. MEASUREMENTS AND OTHER INFORMATION All measurements are approximate and have been taken by Michecom. While we endeavour to make our sales particular occurate and reliable, if there is any point which is of particular importance to

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We routinely refer potential sellers and purchasers to a selection of recommended local conveyancing firms. It is their decis ion whether to use those services, in making that decision, it should be the received the received from the received the received the received to the received the re

We routinely refer potential sellers and purchasers to a selection of recommended local conveyancing firms. It is their decision whether to use those services. In making that decision, it should be known that we receive a payment benefit of not more than £150+VAT. Once an offer is accepted by our client, an Administration. Fee of £20+VAT (£24) per buyer will be required in order to process the necessary checks relating to our compliance under Anti-Money Laundering legislation. This is a non-refundable payment and cannot be returned should purchase cease to continue. It can be paid via a card machine, or via BACS transfer.

Code of Practice for Residential Estate Agents: Effective from 1 August 2011:

8. Financial Evaluation 8a At the time that an offer has been made and is being considered by the seller, you must take reas onable steps to find out from the prospective buyer needs to sell a property, requires a mortgage, availability of his funds for buying the property and pass this information to the seller. Such information that is available should be included in the Memorandum of Sale having regard to the provisions of the Data colaims to be a cash buyer or any combination of these. Such relevant information that is available should be included in the Memorandum of Sale having regard to the provisions of the Data Protection Act8b These reasonable steps must continue after acceptance of the offer until exchange of contracts (in Scotland, conclusion of missives) and must include regular monitoring of the Protection Act8b These reasonable steps must continue after acceptance of the offer until exchange of contracts and reporting such progress to the souler.

The agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for their purpose. A Buyer is advised to obtain verification from their solicitor.

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Description:

- Detached House
- Four Bedrooms
- Three Reception Rooms
- Built In 2000
- Village Location
- Solar Panels
- uPVC Double Glazed
- Mains Gas Fired Central Heating

Situated within the popular village of Cotford St Luke, is this beautifully presented, four bedroom family home, which is offered to the market with no onward chain. The accommodation is arranged over two floors, is warmed via a mains gas fired central heating system, and is uPVC double glazed.



The accommodation comprises, in brief; an entrance hallway with stairs rising to the first floor and a cloakroom with low-level WC. The living room enjoys a large front facing window and double doors opening into the snug extension which benefits from underfloor heating and in turn features French doors leading out to the rear garden. The modern kitchen offers a range of matching wall and base units with work surfaces above, along with an integrated dishwasher, fridge/freezer, washing machine, microwave and a range cooker. The garage has been thoughtfully converted to provide a utility room and study, adding valuable versatility to the home. Off the kitchen there is the utility room which has a uPVC double glazed door opening to the driveway. The dining room has a window to the front and a

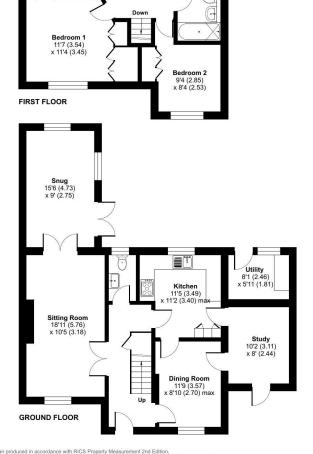
door returning to the hallway. The study is accessed from the dining room and benefits from a uPVC double glazed door opening to the front garden. On the first floor there are four bedrooms, including a master with en-suite shower room, along with a family bathroom. Externally, the rear garden is low maintenance and laid predominantly to patio. There is also a large pergola, side access and a good sized timber effect shed. To the front of the property, the garden is mainly laid to lawn and enjoys excellent privacy thanks to mature hedging and shrubs. There are two off-road parking spaces. A key feature of this property is the owned-outright solar panels.



Floor Plan

Baileys Gate, Cotford St. Luke, Taunton, TA4

Approximate Area = 1312 sq ft / 121.8 sq m Outbuildings = 132 sq ft / 12.2 sq m Total = 1444 sq ft / 134 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025 Produced for JREA LID TA Wildle May 8 Linckwood, Taunton, REF: 1978-1978.

