



10 Baileys Gate, Cotford St. Luke, Taunton TA4 1JE
£275,000

GIBBINS RICHARDS 
Making home moves happen

A well presented three bedroom semi detached home sitting in the village of Cotford St Luke. In brief, the accommodation comprises of; entrance hall, cloakroom, sitting room, dining room, kitchen, three good size first floor bedrooms with fitted double wardrobes, master with en-suite and a family bathroom. The property further benefits from gas central heating and uPVC double glazing, driveway with off road parking for three cars and a single garage.

Tenure: Freehold / Energy Rating: C / Council Tax Band: C

Cotford St Luke Village offers a range of day-to-day amenities which include a general store, public house, primary school, community hall and public transport links to the county town of Taunton. The village is also well situated for access to both the Quantock Hills and the Blackdown Hills. The county town of Taunton is only 6 miles distant and offers an extensive range of shopping, leisure and social amenities. Taunton also offers access to the M5 motorway at junction 25 and has a mainline intercity railway station.

WELL PROPORTIONED SEMI DETACHED HOUSE

SEPARATE SITTING AND DINING ROOM

GOOD SIZE KITCHEN

THREE BEDROOM WITH THE MASTER HAVING EN-SUITE SHOWER ROOM

ALL BEDROOMS FITTED WITH DOUBLE WARDROBES

WELL PRESENTED

SOUGHT AFTER VILLAGE LOCATION

EXCELLENT LOCAL AMENITIES

FAMILY BATHROOM

GAS CENTRAL HEATING AND DOUBLE GLAZING

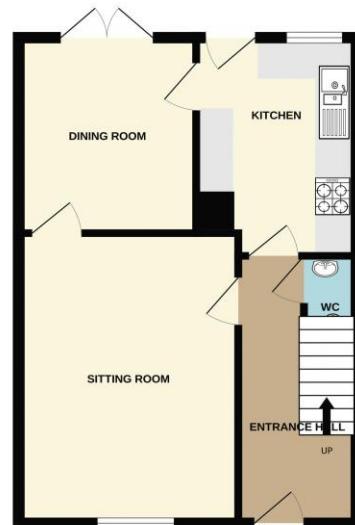




Hallway	Entrance door with canopy porch over into; Stairs to first floor.
Cloakroom	Low level wc and wash hand basin.
Sitting Room	15' 0" x 10' 7" (4.57m x 3.22m) Double glazed to front.
Dining Room	10' 2" x 8' 6" (3.10m x 2.59m) Double glazed sliding patio door to rear.
Kitchen	11' 0" x 8' 6" (3.35m x 2.59m) Double glazed window and door to rear. Space for washing machine and dishwasher. Built-in oven, hob and extractor hood.
First Floor Landing	Airing cupboard. Access to loft space.
Bedroom 1	11' 8" x 9' 8" (3.55m x 2.94m) Double glazed window to front. Twin double wardrobes. Door to;
En-suite Shower Room	Double glazed window to front. Low level wc, vanity wash hand basin and fully tiled shower cubicle.
Bedroom 2	10' 0" x 8' 2" (3.05m x 2.49m) Double glazed window to rear. Built-in double wardrobe.
Bedroom 3	8' 6" x 8' 4" (2.59m x 2.54m) Double glazed window to rear. Built-in double wardrobe.
Bathroom	Side aspect obscure window. Equipped in a modern white suite comprising low level WC, wash hand basin and bath with overhead shower.
Outside	South facing rear garden with block paved patio, gravelled garden and enclosed by wooden fencing with pedestrian side access gate. Driveway provides off road parking for three cars and leads to the garage with up and over door, light and power.



GROUND FLOOR
422 sq.ft. (39.2 sq.m.) approx.



1ST FLOOR
425 sq.ft. (39.5 sq.m.) approx.



TOTAL FLOOR AREA: 847 sq.ft. (78.7 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of rooms and other areas are approximate. 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 the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.
References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor.
Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.
We routinely refer potential sellers and purchasers to a selection of recommended conveyancing firms – both local and national. 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 £200 per transaction.
We routinely refer potential sellers and purchasers to Mortgage Advice Bureau (MAB) for mortgage and protection advice. It's 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 £250 per case.
Once an offer is accepted by our client, an Administration Fee of £20 + VAT (£24) per buyer will be required in order for us to process the necessary checks relating to our compliance and Anti-Money Laundering obligations. This is a non-refundable payment and cannot be returned should a purchase cease to continue. It can be paid via a card machine, or via BACS transfer.



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50 High Street, Taunton, Somerset TA1 3PR Tel: 01823 332828

Email: tn@gibbinsrichards.co.uk Web: www.gibbinsrichards.co.uk