



# TOWNSEND

LETTING & MANAGEMENT

Baileys Gate, Cotford St. Luke

£1,550

4 Bedroom House - Detached

Available 11th April 2025







£1,550  
Council Tax Band E

Deposit £1,788  
Floor Area 1453.14 sq ft

- In the much sought after village of Cotford St. Luke
- Council Tax Band E
- Enclosed garden with a shed
- Modern well presented & spacious executive detached house
- Modern spacious kitchen/diner with a range cooker
- Garage with gated driveway parking

Located in the desirable village of Cotford St. Luke, this well presented four-bedroom detached home offers generous living space, a modern layout, and excellent transport links. Situated in a quiet residential area, the property is ideal for families seeking comfort and convenience.

The ground floor features a spacious lounge and a separate dining room. The kitchen is well-appointed with modern units and ample workspace, and a downstairs cloakroom.

Upstairs, there are four bedrooms, including a master suite. The remaining three bedrooms are well-proportioned and share a contemporary family bathroom.

Externally, the property boasts a well-maintained rear garden, perfect for outdoor relaxation. There is a garage and driveway parking for multiple vehicles. This home is pet-friendly and available to let unfurnished on an Assured Shorthold Tenancy for an initial six-month period.

Driving Distances by Road:

Taunton Town Centre – 5.0 miles, Taunton Train Station – 4.9 miles

M5 Junction 25 – 6.7 miles, M5 Junction 26 – 3.5 miles

HPC Pick-up Taunton Bus Station – 5.1 miles, HPC Pick-up Rowcliffes Garage – 5.5 miles, HPC Pick-up Merry Monk – 6.3 miles

Pets: Maybe - rent will be £1700 pcm with permissible pet

Smokers: No

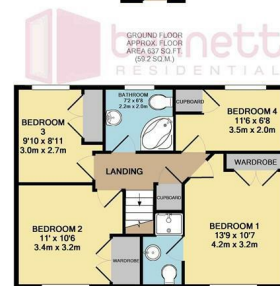
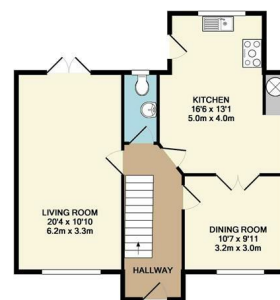
Benefits: Sorry No

Children: Yes

Sharers: Maybe - 2 Professional only

Council Tax Band: E

Energy Rating: C



1ST FLOOR  
APPROX. FLOOR AREA 561 SQ. FT. (52.1 SQ. M.)  
TOTAL APPROX. FLOOR AREA 1188 SQ. FT. (111.3 SQ. M.)  
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of plots, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such for any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metronix (2015)

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	
	74	85