



1 Baileys Gate

Cotford St Luke, TA4 1JE

£270,000 Freehold

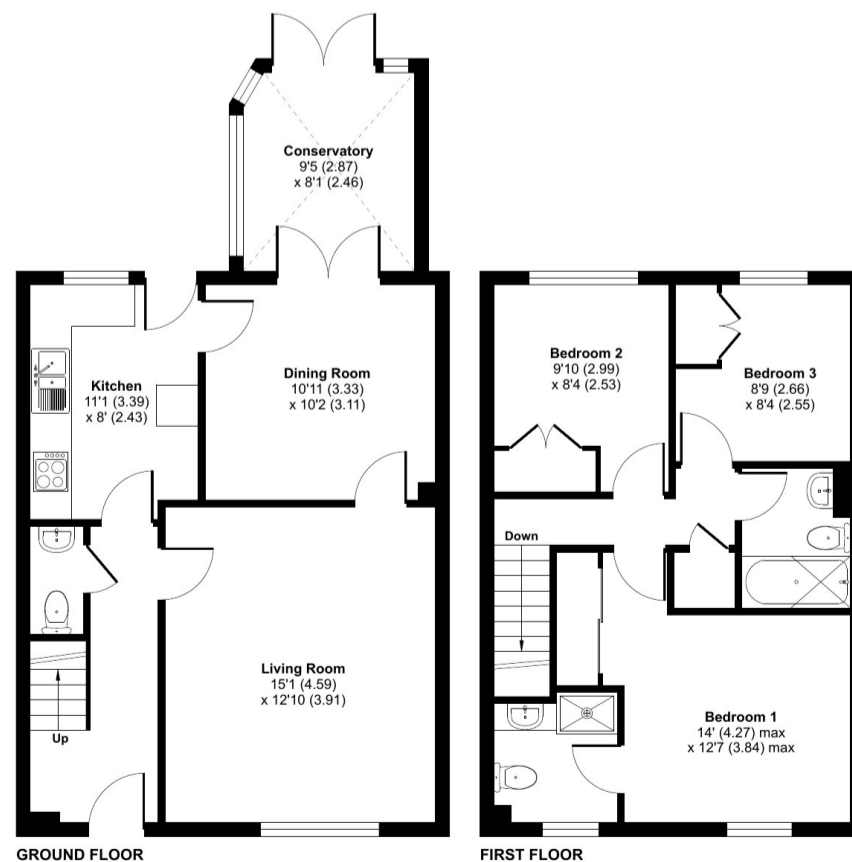


**Wilkie May
& Tuckwood**

Floor Plan

Baileys Gate, Cotford St. Luke, Taunton, TA4

Approximate Area = 1002 sq ft / 93 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for JREA Ltd TA Wilkie May & Tuckwood, Taunton. REF: 1175755

Description

Situated in an elevated position within the popular village of Cotford St Luke, is this three bedroom, end of terrace family home.

The property offers accommodation which is arranged over two floors, is uPVC double glazed throughout and is warmed via a mains gas fired central heating system.

Externally, there is a private and enclosed rear garden, a single garage and off-road parking. The property is offered to the market with no onward chain.

- Three Bedrooms
- End Of Terrace House
- Solar Panels
- Mains Gas Central Heating
- Double Glazed
- Conservatory
- Single Garage
- Off-Road Parking
- No Onward Chain



The accommodation comprises in brief; entrance hallway with stairs rising to the first floor and doors providing access into the cloakroom, living room and kitchen. The useful ground floor cloakroom comprises low level wc and a wash hand basin. The living room is found at the front of the property and has a uPVC double glazed window with aspect to the front and double doors leading into the dining room. The dining room offers access into the conservatory and kitchen. The kitchen offers a selection of matching wall and base storage units, roll edge work surfaces, integrated electric oven with four ring gas hob and extractor fan above, space and plumbing for a washing machine, space and plumbing for a dishwasher, space for a fridge/freezer and access into the rear garden.

The ground floor accommodation is completed with a uPVC conservatory extension with French doors providing access into the rear garden. On the first floor there are three bedrooms, all with built in storage/ wardrobes. Off the main bedroom there is an en-suite shower room comprising low level wc, wash hand basin and shower cubicle. The family bathroom comprises low level wc, wash hand basin and panelled bath with shower over. Externally the rear garden is laid predominantly to lawn and patio with an outside tap and a side access. A short distance from the property there is a single garage with up-and-over door and off-road parking in front for one vehicle.

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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.co/washed.flatten.thousands

Council Tax Band: C

Broadband Availability: Ultrafast with up to 1000 Mbps download speed and 220 Mbps upload speed.

Mobile Phone Coverage: Indoor—limited voice & data with Three & O2. Outdoor—voice & data likely with EE, Three, O2 & Vodafone.

Flood Risk: Rivers & Sea—very low. Surface water—very low.

IMPORTANT NOTICE Wilkie May & Tuckwood for themselves and for the vendors of the property, whose agents they are, give notice that: 1. the particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchaser and do not constitute part of an offer or contract. Prospective purchasers and lessees ought to seek their own professional advice. 2. All descriptions, dimensions, areas, reference to condition and necessary permissions for use and occupation and other details are given in good faith, and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 3. No person in the employment of Wilkie May & Tuckwood has any authority to make or give any representations or warranty

whatever in relation 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 August 2024. MEASUREMENTS AND OTHER INFORMATION All measurements are approximate and have been taken by Nichecom. While we endeavour to make our sales particular accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information with you.

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 reasonable steps to find out from the prospective buyer the source and availability of his funds for buying the property and pass this information to the seller. Such information will include whether the prospective buyer needs to sell a property, requires a mortgage, claims 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 Act.8b 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 prospective buyer's progress in achieving the funds required, and reporting such progress to the seller.

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 or surveyor. References to the Tenure of the 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.



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