

for sale

offers in excess of **£425,000**



Baileys Gate Cotford St. Luke Taunton TA4 1JE

enjoying a HIGH DEGREE OF PRIVACY; Located at the very end of a popular cul-de-sac, this TRULY EXEMPLARY detached family home is beautifully presented throughout. A viewing is deemed essential to appreciate the FINE QUALITY of this magnificent home.



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Front Door

Leading to...

Entrance Hall

Radiator. Understairs storage cupboard.

Lounge

20' 3" x 10' 11" (6.17m x 3.33m)

Double glazed window to front. Radiators. Feature fireplace. Double glazed double doors open onto the patio.

Cloak Room

Suite comprising low-level W.C, wash hand basin with mixer tap.

Obscure double glazed window to rear. Heated towel rail.

Dining Room

10' 2" x 10' (3.10m x 3.05m)

Double glazed window to front. Radiator and vertical-style radiator. Large square archway through to the...

Kitchen

16' 6" max x 13' 5" max (5.03m max x 4.09m max)

Double glazed window to rear. Double glazed door to side. Inset lighting. The kitchen itself is equipped with a combination of wall and base-mounted units with rolltop work surfaces, including an integrated oven and hob, with splashback and cooker hood over. Further integrated appliances include fridge/freezer and a dishwasher. Recess and plumbing for automatic washing machine. Integrated wine rack. Partial tiling. The wall-mounted boiler is neatly housed inside one of the wall units.



First Floor Landing

Attic hatch. Recessed cupboard.

Main Bedroom

13' 6" max into wardrobe x 10' 7" (4.11m max into wardrobe x 3.23m)

Double glazed window to front. Radiator. Built-in wardrobes.

En Suite Shower Room

Suite comprising low-level W.C, wash hand basin with mixer tap and shower cubicle with electric shower attached. Obscure double glazed window to rear. Heated towel rail. Extractor fan.

Bedroom Two

11' 2" max plus wardrobe x 10' 7" max (3.40m max plus wardrobe x 3.23m max)

Double glazed window to front. Radiator. Recessed wardrobe.

Bedroom Three

9' 11" max into wardrobe x 8' 10" max (3.02m max into wardrobe x 2.69m max)

Double glazed window to rear. Radiator. Built-in wardrobe.

Bedroom Four

11' 7" max into wardrobe x 6' 10" (3.53m max into wardrobe x 2.08m)

Double glazed window to rear. Radiator. Built-in cupboard.

Bathroom

Suite comprising low-level W.C, wash hand basin with mixer tap, 'P' shaped bath with shower panel and integral shower, including waterfall feature. Obscure double glazed window to rear. Heated towel rail.

Rear Garden

A real feature of this property is the secluded nature of this beautifully landscaped enclave which is laid to a mixture of lawn, stone chippings and areas laid to patio, interspersed with an array of plants and shrubs. The garden is also enhanced by a fabulous...

Home Office

10' 4" x 9' 4" (3.15m x 2.84m)

Fully insulated. Power and Light.

Double Garage / Workshop

21' 4" x 16' 11" (6.50m x 5.16m)

A pitched roof brick built construction. Up-and-over door, power and light. Electric charging point.

Through Garage

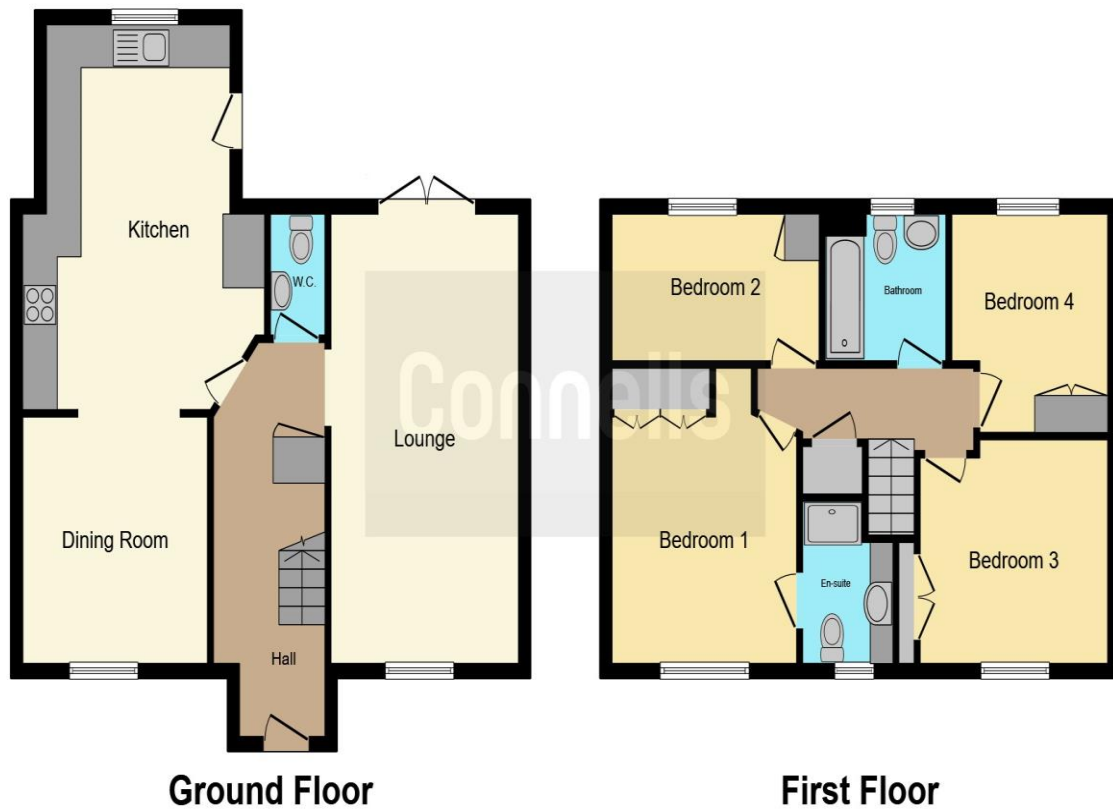
16' 10" x 8' 11" (5.13m x 2.72m)

Located to the rear of the property this 'through garage' provides access to the double garage / workshop.

Parking

Ample parking is available behind the through garage as well as on the forecourt to the front of the double garage/workshop. Further parking is accessible via security gates providing space for a further two cars, and currently houses a motor home.





This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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T 01823 334 433
E taunton@connells.co.uk

53 High Street
 TAUNTON TA1 3PR

Property Ref: TTN313060 - 0010

Tenure:Freehold EPC Rating: C

Council Tax Band: E

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