

IMPORTANT NOTICE Wilkie May & Tuckwood for themselves and for the vendors of the property, whose agents they are, give notice that the particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchasers 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, references 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. 4. No responsibility can be accepted for any expenses incurred by whatever in relation to this property on behalf of Wilkie May & Tuckwood, nor enter into any contract on behalf of the vendor. 5. Measurements are approximate and have been taken by electronic means. Measurements are approximate and have been taken by electronic means. 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. 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: 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). 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.

GENERAL REMARKS AND STIPULATIONS:
Tenure: Freehold
Services: Enter Text Here
Local Authority:
Property Location: Enter Text Here
Council Tax Band: E
Broadband Availability: Enter Text Here
Mobile Phone Coverage: Enter Text Here
Flood Risk: Enter Text Here
Agents Note: Enter Text Here



19
 Baileys Gate, TA4 1JE
 £385,000 Freehold

4	3	3	C EPC

Wilkie May & Tuckwood

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 useful 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.

WM&T

Floor Plan

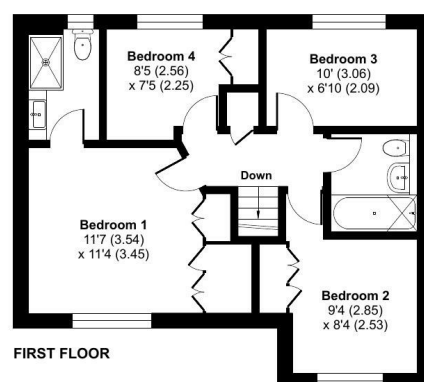
Baileys Gate, Cotford St. Luke, Taunton, TA4

Approximate Area = 1312 sq ft / 121.8 sq m

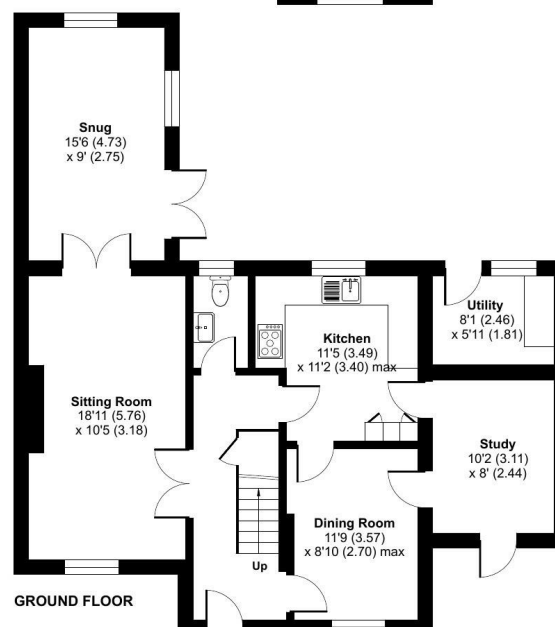
Outbuildings = 132 sq ft / 12.2 sq m

Total = 1444 sq ft / 134 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2025. Produced for JREA Ltd TA Wilkie May & Tuckwood, Taunton. REF: 1376311

WM&T