



WARE & CO
estate and letting agents

2 Baileys Gate, Cotford St. Luke – TA4 1JE
£272,500

2 Baileys Gate

Cotford St. Luke, Taunton

- A mid terraced three-bedroom family home offered with no onward chain
- Driveway parking for two vehicles
- Garage providing secure parking or storage
- Private enclosed rear garden ideal for entertaining
- Spacious living room plus a separate dining room
- Refitted kitchen with integrated appliances
- Generous conservatory overlooking the garden
- Principal bedroom with a refitted ensuite shower room
- Fully boarded loft with electricity and lighting
- Sought after village with good amenities

- **TOTAL FLOOR AREA** 97 sq.m.
- **TENURE** Freehold
- **COUNCIL TAX** Somerset Council Tax band C. Charges payable for 2025/26 - £2,070.73
- **SERVICES** Main services of gas, electricity, water and drainage are connected. Broadband speeds of up to 1800 mbps and variable mobile signal across the four main networks (Ofcom)
- EPC Energy Efficiency Rating: C





An excellent opportunity to acquire this well-proportioned and versatile three-bedroom terraced family home, offered to the market with the significant advantage of no onward chain. Enjoying a pleasant position within this popular and well-served village, the property benefits from driveway parking for two vehicles, a garage, and a private enclosed rear garden perfectly suited to entertaining and outdoor enjoyment.

The accommodation is thoughtfully arranged, with a welcoming entrance hall with a cloakroom/WC and stairs rising to the first floor. The ground floor offers a comfortable living room, a separate dining room, and a refitted kitchen fitted with modern units and workspace and integrated appliances. To the rear, a generously sized conservatory provides an excellent additional reception area overlooking and connecting seamlessly with the garden.

Upstairs, the principal bedroom enjoys the benefit of a refitted ensuite shower room, complemented by two further well-proportioned bedrooms and a refitted family bathroom. There is a fully boarded loft space complete with power and lighting, offering exceptional versatility for hobbies or storage.

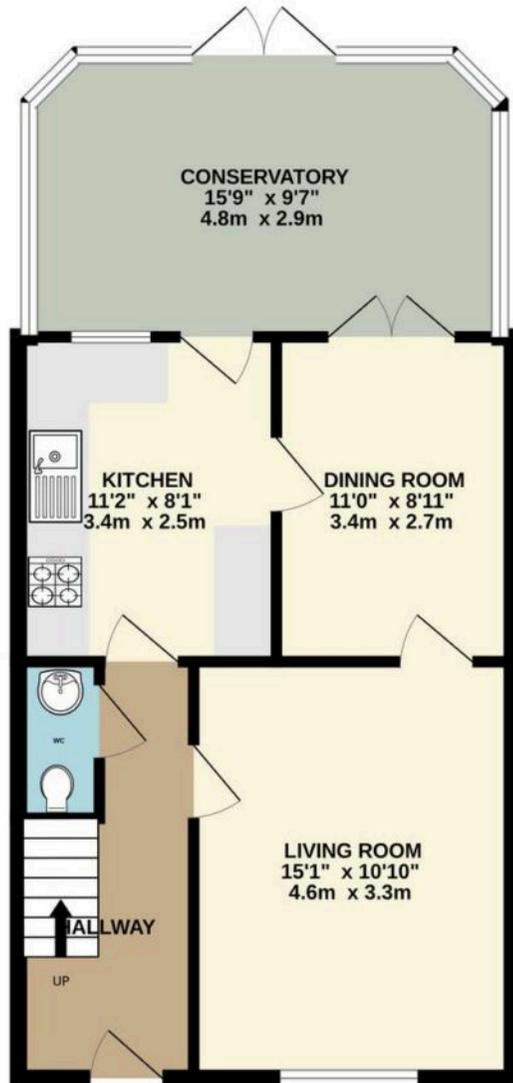
Externally, the rear garden is enclosed and terraced, designed with entertaining and relaxation in mind, while the driveway and garage located closeby provide excellent parking and storage solutions.

Cotford St Luke is a highly regarded village situated on the north-western outskirts of Taunton. The village offers a range of local amenities including a primary school, village shop and a public house.

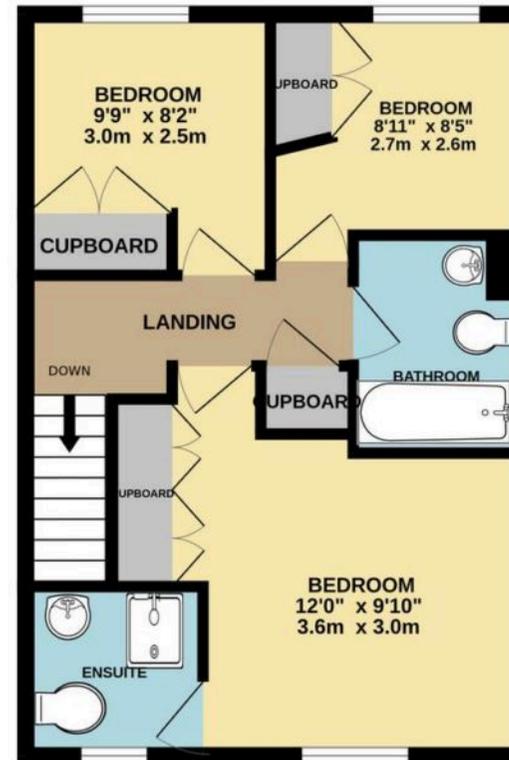
Taunton provides an extensive selection of shopping, dining, leisure, and educational facilities, together with a mainline railway station offering regular services to London Paddington. The nearby countryside, including the beautiful Exmoor National Park, offers outstanding opportunities for walking, cycling, and outdoor pursuits. Excellent road connections provide convenient access to the M5, while Bristol Airport is within comfortable driving distance for national and international travel.



GROUND FLOOR



1ST FLOOR





Ware & Co

Ware & Co, 53 Bridge Street - TA1 1TP

01823259604 • info@wareandco.com • www.wareandco.com

