



GIBBINS RICHARDS 

42 Baileys Gate, Cotford St. Luke, Taunton TA4 1JE

£450,000

GIBBINS RICHARDS   
Making home moves happen

A four bed detached home located in the village of Cotford St Luke. The accommodation is well presented and consists of; entrance hall, kitchen/dining room, two reception rooms, cloakroom, four first floor bedrooms with en-suite shower room to the master bedroom and a family bathroom. Externally the property benefits from a secure rear garden, single garage and driveway.

Tenure: Freehold / Energy Rating: C / Council Tax Band: E

Built to an attractive design, this four bed detached home boasts two reception rooms, open plan kitchen/dining room, four bedrooms all with built-in wardrobes and an en-suite shower room to the master bedroom. Located in the village of Cotford St Luke, enjoying an elevated position overlooking the village. Cotford St Luke is a modern village 6 miles west of Taunton and has a general store, public house, primary school, community hall and public transport links to the county town of Taunton.

- DETACHED HOME
- FOUR BEDROOMS
- TWO RECEPTION ROOMS
- GROUND FLOOR CLOAKROOM
- GARAGE
- DRIVEWAY
- GAS CENTRAL HEATING
- VILLAGE LOCATION
- ENCLOSED REAR GARDEN
- WELL PRESENTED ACCOMMODATION

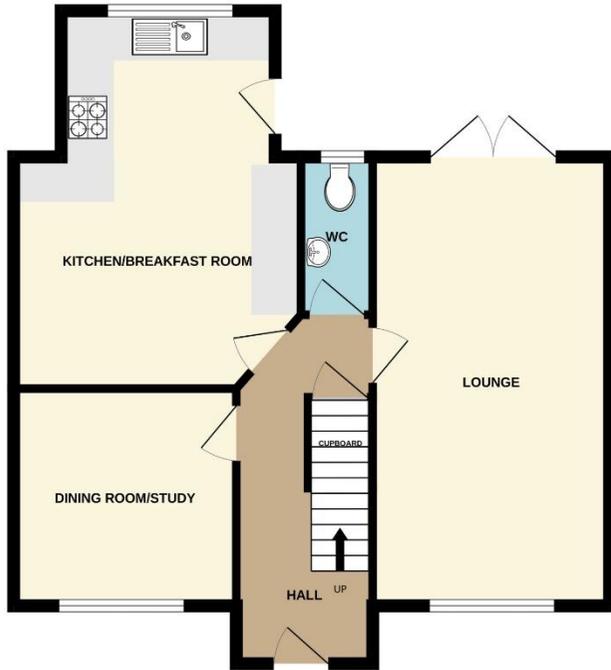




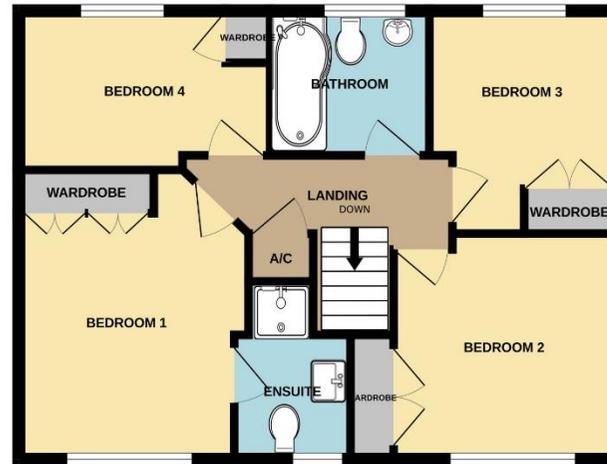
Entrance Hall	15' 10" x 5' 0" (4.82m x 1.52m)
Cloakroom	7' 0" x 3' 0" (2.13m x 0.91m)
Study	10' 0" x 9' 10" (3.05m x 2.99m)
Kitchen/ Dining Room	16' 0" x 13' 0" narrowing to 10' (4.87m x 3.96m)
Sitting Room	20' 0" x 10' 0" (6.09m x 3.05m) French doors opening to the rear garden.
<b>First Floor</b>	
Landing	12' 0" x 3' 0" (3.65m x 0.91m) Access to loft space.
Master Bedroom	13' 0" x 10' 0" (3.96m x 3.05m) Built-in wardrobes.
En-suite Shower Room	8' 0" x 4' 11" (2.44m x 1.50m)
Bedroom 2	11' 0" x 10' 0" (3.35m x 3.05m) Built-in wardrobes.
Bedroom 3	9' 0" x 8' 10" (2.74m x 2.69m) Built-in wardrobes.
Bedroom 4	11' 0" x 6' 0" (3.35m x 1.83m) Built-in wardrobes.
Family Bathroom	7' 0" x 6' 0" (2.13m x 1.83m)
Outside	Secure rear garden with single garage and parking.



GROUND FLOOR  
635 sq.ft. (59.0 sq.m.) approx.



1ST FLOOR  
554 sq.ft. (51.5 sq.m.) approx.



TOTAL FLOOR AREA : 1189 sq.ft. (110.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by 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.  
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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 the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.

References to the Tenure of a 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.

Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

We routinely refer potential sellers and purchasers to a selection of recommended conveyancing firms – both local and national. 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 £200 per transaction.

We routinely refer potential sellers and purchasers to Mortgage Advice Bureau (MAB) for mortgage and protection advice. It's 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 £250 per case.

Once an offer is accepted by our client, an Administration Fee of £30 + VAT (£36) per buyer will be required in order for us to process the necessary checks relating to our compliance and Anti-Money Laundering obligations. This is a non-refundable payment and cannot be returned should a purchase cease to continue. It can be paid via a card machine, or via BACS transfer.



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