



GIBBINS RICHARDS  
Making home moves happen

56 Baileys Gate, Cotford St. Luke, Taunton TA4 1JE  
£269,950

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Positioned on an elevated plot, this attractive three bedroomed semi detached house in Cotford St Luke sits within a cul-de-sac road and has an additional warm roof conservatory to the rear, as well as three bedrooms and en-suite and two reception rooms. The property is very well presented throughout and an early viewing is highly recommended.

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

56 Baileys Gate is accessed via a front path to the front door that leads to an entrance hall leading to the ground floor wc, a sitting room and doors through to a dining room. There is also a modern fitted kitchen with marble worktops, recently re-fitted appliances including a built-in Neff fridge freezer. There is a recently added warm roof conservatory to the rear of the property which enhances the ground floor very well and this has steps down to the three tier garden below. The conservatory is positioned as such to give a lovely outlook across the garden and the trees beyond. To the first floor are three good size bedrooms as well as a family bathroom and an en-suite shower room to the master. The property comes with a garage with two parking spaces to the front and is positioned in a corner of the cul-de-sac road. There is gas central heating and double glazing throughout.

CUL-DE-SAC POSITION  
THREE BEDROOMED SEMI DETACHED HOME  
EN-SUITE AND GROUND FLOOR WC  
EXTENDED GROUND FLOOR WITH WARM ROOF CONSERVATORY  
TIERED REAR GARDEN  
ELEVATED POSITION WITH PLEASANT REAR OUTLOOK  
CLOSE TO LOCAL AMENITIES  
VIEWING HIGHLY RECOMMENDED  
GARAGE AND PARKING FOR TWO





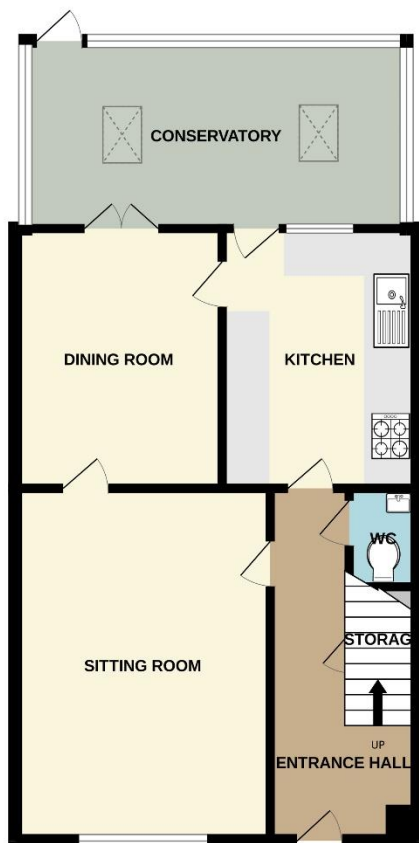


Entrance Hall	14' 11" x 6' 3" (4.55m x 1.90m)
Ground Floor WC	4' 2" x 2' 11" (1.27m x 0.88m)
Sitting Room	14' 11" x 10' 10" (4.55m x 3.29m)
Dining Room	11' 0" x 8' 9" (3.35m x 2.67m)
Kitchen	11' 0" x 8' 3" (3.35m x 2.52m)
Conservatory	16' 2" x 7' 11" (4.92m x 2.42m)
First Floor Landing	11' 5" x 11' 5" (3.48m x 3.48m) Airing cupboard.
Bedroom 1	12' 3" x 11' 9" (3.74m x 3.59m) Fitted wardrobes.
En-suite	6' 3" x 5' 8" (1.90m x 1.72m)
Bedroom 2	11' 0" x 8' 3" (3.36m x 2.52m) Fitted wardrobe.
Bedroom 3	8' 10" x 8' 9" (2.70m x 2.67m) Fitted wardrobe.
Bathroom	7' 3" x 5' 7" (2.20m x 1.71m)
Outside	To the front of the property there is a garage with parking for two cars in front. The rear garden is tiered and hard landscaped with numerous plant beds and offers low maintenance gardening.





GROUND FLOOR



1ST FLOOR



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.  
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