



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

£260,000

GIBBINS RICHARDS 
Making home moves happen

An excellent opportunity to acquire this well-proportioned and versatile three-bedroom terraced family home. Enjoying a pleasant position within this popular and well-served village, the property benefits from parking for two vehicles, a garage, and a private enclosed rear garden. The accommodation is thoughtfully arranged, with a welcoming entrance hall providing access to a useful cloakroom/WC and stairs rising to the first floor. The ground floor offers a comfortable living room, a separate dining room and a fitted kitchen providing a practical space for everyday cooking and meal preparation.

Upstairs, the principal bedroom enjoys the benefit of an ensuite shower room, complemented by two further well-proportioned bedrooms and a family bathroom. Externally, the property benefits from an enclosed rear garden, providing useful outdoor space, while the driveway parking for two vehicles and nearby garage offer practical parking and additional storage solutions. Cotford St Luke is a highly regarded village situated on the north-western outskirts of Taunton.

The village offers a strong sense of community and a range of local amenities, including a primary school, village shop, pharmacy, public house, and healthcare facilities. 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 and regional centres, while Bristol Airport is within comfortable driving distance for national and international travel.

A superb opportunity to acquire a spacious and versatile family home in a popular village setting, offering generous accommodation, practical parking arrangements, and excellent access to local amenities.

Three Bedroom Terraced Family Home
Spacious Living Room & Separate Dining Room
Kitchen, Ensuite & Family Bathroom
Driveway Parking For Two Vehicles & Garage





Entrance Hall

Living Room 15' 1" x 10' 10" (4.59m x 3.30m)

Dining Room 11' 10" x 8' 10" (3.60m x 2.69m)

Kitchen 11' 2" x 8' 1" (3.40m x 2.46m)

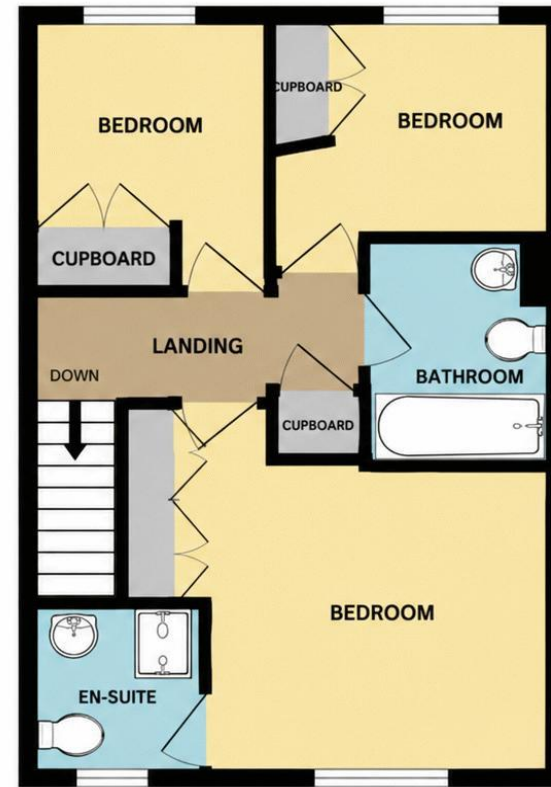
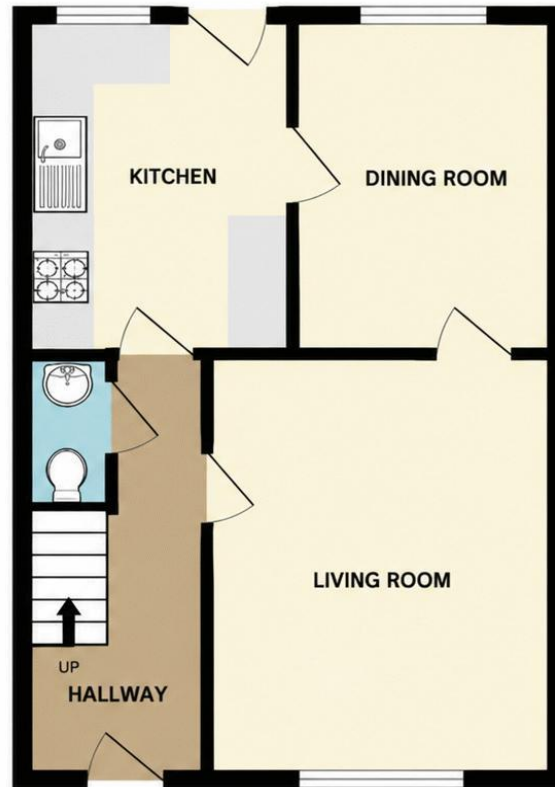
Master Bedroom 12' 10" x 9' 10" (3.91m x 2.99m)

Bedroom 9' 9" x 8' 2" (2.97m x 2.49m)

Bedroom 9' 11" x 8' 5" (3.02m x 2.56m)

Bathroom





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 £40 + VAT (£48) **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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