



**MILES ESTATE AGENTS**

**Parkgate House , West Bagborough,  
Taunton, Somerset TA4 3EP**





\*\*\*Agricultural Tie Applies\*\*\*A substantial 5 bedroom, 3 bathroom detached modern house offering generously proportioned living space and set in around an acre of grounds on the edge of this most favoured Quantock village. Viewing recommended. The Agricultural Tie specifies "The occupation of the dwelling shall be limited to a person solely or mainly employed, or last employed, in the locality in agriculture, as defined in Section 336 (1) of the Town and Country Planning Act 1990, or in forestry or a dependent of such a person residing with him or her or a widow or widower of such a person"



## Features:

- Entrance Porch
- Large Kitchen /Dining/Family Room
- Conservatory
- Spacious Sitting Room
- Study
- Utility & Cloakroom
- 5 Double Bedrooms
- 3 En Suites
- Refitted Family Bathroom
- Garden Extending to around 1 Acre
- Large Patio with Play Area & Pool
- Double Garage & Workshop











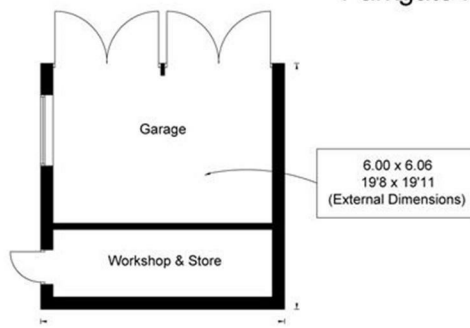






# Parkgate House, New Road, West Bagborough, Somerset ,TA4 3EP

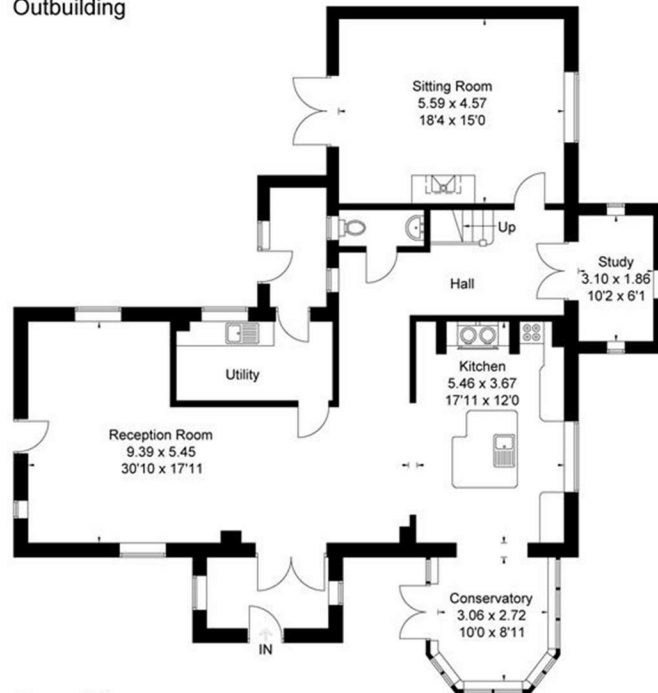
Approximate Gross Internal Area = 261 sq m / 2809 sq ft  
 Outbuilding = 29 sq m / 312 sq ft  
 Total = 290 sq m / 3121 sq ft



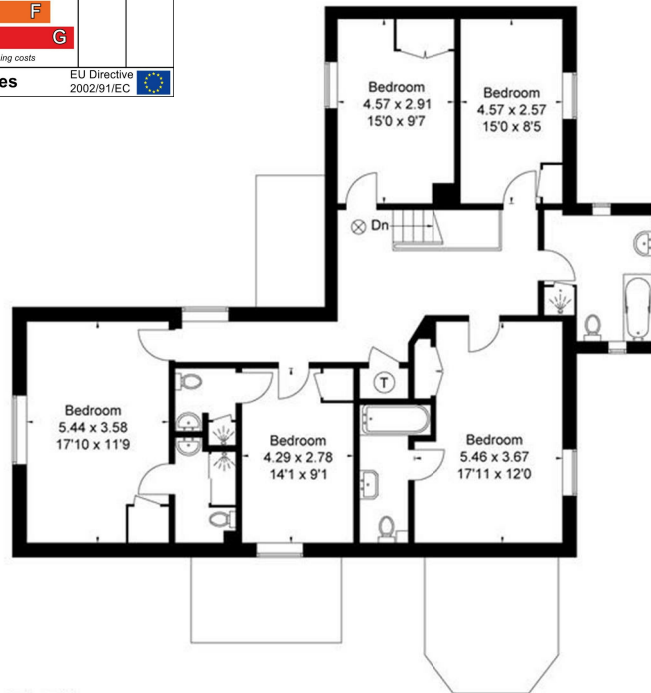
(Not Shown In Actual Location / Orientation)

Outbuilding

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		73
(55-68) <b>D</b>		
(39-54) <b>E</b>	37	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		



Ground Floor



First Floor

FLOORPLANZ © 2014 0845 6344080 Ref: 130607

This plan is for layout guidance only. Drawn in accordance with RICS guidelines. Not drawn to scale unless stated. Windows & door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.



Viewings strictly through the selling agents:

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