



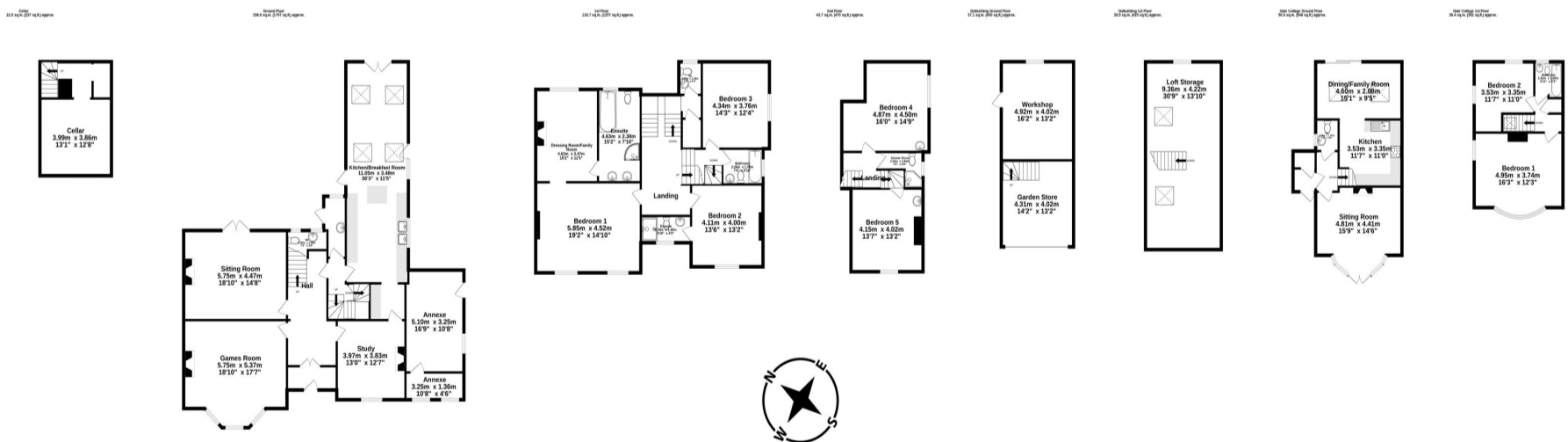
## The Gatehouse & Gate Cottage

87 & 89 South Road  
 Taunton, TA1 3EA  
 £1,000,000 Freehold

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<b>5+2</b>	<b>3+2</b>	<b>4+1</b>	<b>EPC</b>

**Wilkie May  
& Tuckwood**

## Floor Plan



**TOTAL FLOOR AREA : 504.9 sq.m. (5434 sq.ft.) 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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**Wilkie May  
& Tuckwood**



# Description

Situated within one of Taunton's most sought after locations handy for Kings College, Richard Huish College, and Bishop Foxes school, is this handsome, fully renovated, semi-detached Victorian home together with a separate two bedroom detached cottage, central annex and generous size gardens.

The property, which was fully modernised in 2012, offers spacious and elegant family accommodation arranged over three floors including many wonderful period features typical of the property's age including high ceilings, sash windows to the front and original ceiling cornices.

Within the grounds, there is a two bedroom detached cottage that is benefitted from a single storey extension and comprises of entrance hall, generous size sitting room with wood burning stove, a modern fitted kitchen with dining room/family room off. To the first floor are two bedrooms and a family bathroom. The cottage is fully double glazed and gas centrally heated. We understand it was re-roofed in April 2022.



The main house offers spacious accommodation is centered around a large reception hall with elegant staircase rising to the first floor. There are three ground floor reception rooms including a sitting room to the rear with wood burning stove and bi-fold doors into the garden. A generous size games room is found to the front of the property with a bay sash window as well as a separate study. The kitchen/breakfast room is a particular feature of this wonderful home and is split into two distinct areas; the kitchen fitted with a range of matching wall and base units, granite work surfaces, double Belfast sink, space for range oven and space for an American fridge/freezer. This room offers a triple aspect as well as four velux roof windows, making it a delightful light and airy space. To the first floor are three large bedrooms (bedroom one with dressing room/family room and en-suite off). The en-suite is fitted with a stylish range of his and hers wash hand basins, wc, bath and walk-in separate shower.

Bedroom Two also benefits from en-suite facilities and the third bedroom is set next to a completely refitted family bathroom. There are two further generous size double bedrooms and a further shower room. The main house is heated via an economical gas fired central heating system, partially double glazed with the benefit of a centralised Sonos speaker system with speakers in most rooms and centralised vacuum system. There is also a useful cellar – ideal for storage. During the refurbishment program in 2012, the main house was completely re-roofed, re-rendered, re-wired and re-plumbed. Externally, the property is set in mature gardens that are fully enclosed and give a good degree of privacy. The main garden is laid to lawn with a variety of trees, shrubs and planted borders as well as an ornamental pond. Towards the rear of the garden there is a generous size greenhouse and polytunnel as well as raised beds within sleeper borders. There is also a two floor former stable with electric roller door, power and lighting – an ideal storage space for the garden machinery. The front is approached via a large driveway with off-road parking for several family vehicles.



## GENERAL REMARKS AND STIPULATION

**Tenure:** The properties are offered for sale freehold by private treaty with vacant possession on completion.

**Services:** Mains water with meter, mains electricity, mains drainage, gas fired central heating.

**Local Authority:** Somerset Council, County Hall, The Crescent, Taunton, Somerset, TA1 4DY.

**Property Location:** [w3w.co/mime.guess.green](http://w3w.co/mime.guess.green)

**Council Tax Band:** The Gatehouse: G, Gate Cottage: C

**Broadband Availability:** The Gatehouse: Superfast with up to 55 Mbps download speed and 16 Mbps upload speed.

Gatehouse Cottage: Superfast with up to 32 Mbps download speed and 7 Mbps upload speed.

**Mobile Phone Coverage:** The Gatehouse: Indoor – voice & data likely available with EE, voice & data limited with Three, O2 & Vodafone. Outdoor – voice & data likely with EE, Three, O2 & Vodafone.

Gatehouse Cottage: Indoor – voice & data likely available with EE, voice & data limited with Three, O2 & Vodafone. Outdoor – voice & data likely with EE, Three, O2 & Vodafone.

**Flood Risk:** The Gatehouse: Rivers & Sea – very low. Surface water – very low. Gatehouse Cottage: Rivers & Sea – very low. Surface water – very low.

**IMPORTANT NOTICE** Wilkie May & Tuckwood for themselves and for the vendors of the property, whose agents they are, give notice that: 1. the particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchaser and do not constitute part of an offer or contract. Prospective purchasers and lessees ought to seek their own professional advice. 2. All descriptions, dimensions, areas, reference to condition and necessary permissions for use and occupation and other details are given in good faith, and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 3. No person in the employment of Wilkie May & Tuckwood has any authority to make or give any representations or warranty

whatever in relation to this property on behalf of Wilkie May & Tuckwood, nor enter into any contract on behalf of the vendor. 4. No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties which have been sold, let or withdrawn. Photographs taken and details prepared July 2023. MEASUREMENTS AND OTHER INFORMATION All measurements are approximate. While we endeavour to make our sales particular accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information with you.

Code of Practice for Residential Estate Agents: Effective from 1 August 2011:

<sup>8</sup> Financial Evaluation 8a At the time that an offer has been made and is being considered by the seller, you must take reasonable steps to find out from the prospective buyer the source and availability of his funds for buying the property and pass this information to the seller. Such information will include whether the prospective buyer needs to sell a property, requires a mortgage, claims to be a cash buyer or any combination of these. Such relevant information that is available should be included in the Memorandum of Sale having regard to the provisions of the Data Protection Act.<sup>8b</sup> These reasonable steps must continue after acceptance of the offer until exchange of contracts (in Scotland, conclusion of missives) and must include regular monitoring of the prospective buyer's progress in achieving the funds required, and reporting such progress to the seller.

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 their purpose. A Buyer is advised to obtain verification from their solicitor or surveyor. References to the Tenure of the 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.



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