Trivetts Way

Cossington, TA7 8JN

COOPER AND TANNER

Guide Price £269,950 Freehold

An immaculately presented two bedroom end-terrace property in the sought-after village of Cossington, with nicely proportioned living space and a well-manicured garden, this makes for an ideal home for first time buyers, investors or those looking to downsize.

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ACCOMMODATION:
At the front elevation, the main entrance door opens into an entrance hall with doors leading to the kitchen, cloakroom and the main living area. The cloakroom is equipped with WC and hand wash basin as well as a front aspect obscure-glazed window. The kitchen is well-proportioned with a range of base and eye level units, and integrated appliances include a fridge/freezer and electric oven and hob with extractor over. A washing machine is also included. The main living/dining area is well-proportioned with stairs leading to the first floor landing as well as French doors leading out to the spacious conservatory and garden beyond. The conservatory provides fantastic additional living space to the property and could easily be utilised as a dining room if required.

To the first floor there are two reasonable sized double bedrooms and a family bathroom equipped with a WC, hand wash basin and a bath with shower over. The landing also provides additional storage in the form of an airing cupboard.

OUTSIDE:
To the front of the property there is some planting and parking for at least two cars. The current vendor has utilised some of the space to the side of the property to provide an additional area for garden pots etc. The rear garden is very nicely landscaped to provide low and easy maintenance. A nicely sized patio area is ideal for outside entertaining in the summer months and gets a good deal of evening sun.

SERVICES:
Mains electric, water and drainage are connected, and LPG-fired central heating is installed. The property is currently banded B for council tax, within Somerset Council. Ofcom's service checker states that external mobile coverage is likely with four major providers, whilst Ultrafast broadband is available in the area.

LOCATION:
The property is located at the heart of the village close to footpaths and cycle trails. Cossington itself is a picturesque Polden Village approximately 10miles west of Street and 5miles from Bridgwater. The village benefits from a pub, modern village hall and is just a 5 minute drive from a large convenience store/post office and health centre in nearby Edington. Both Street and Bridgwater have all the usual shops and facilities one would expect, plus colleges for tertiary and vocational education. Street is the home of Millfield Senior School and Clarks Village. Cossington has historically fallen within Street's Crispin school catchment area. Junction 23 of the M5 is approximately 5miles away, making Taunton, Bristol, Exeter and airports easily accessible, whilst there are rail stations at Bridgwater and Taunton.

AGENT'S NOTE:
Our vendor advises us that there is currently a £120 per year service charge for upkeep of communal areas within the development.

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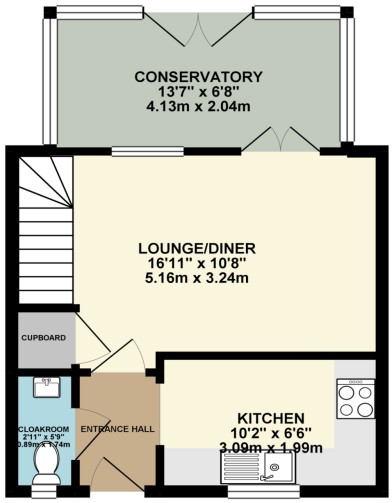
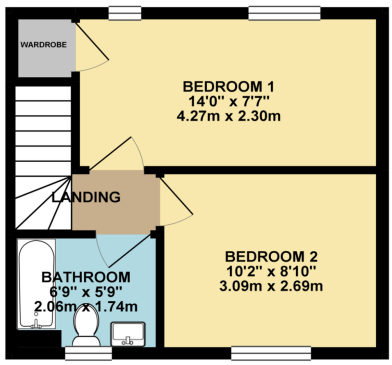
VIEWING ARRANGEMENTS:
Strictly through prior arrangement with Cooper and Tanner on 01458 840416. If arriving early, please wait outside to be greeted by a member of our team (barring adverse weather).

GROUND FLOOR 367.44 sq. ft.
(34.14 sq. m.)



1ST FLOOR 276.83 sq. ft.
(25.72 sq. m.)



TOTAL FLOOR AREA : 644.27 sq. ft. (59.85 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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2 Bedroom End Terrace

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COOPER AND TANNER

Important Notice: These particulars are set out as a general outline only for the guidance of intended purchasers and do not constitute, nor constitute part of, an offer or contract. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, warranties and other details are given without responsibility and 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.

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