

Middle Road

Cossington, TA7 8LN

COOPER
AND
TANNER



Guide Price £550,000 Freehold

A superbly presented and beautifully light detached home, set within stunning established wrap around gardens of c.0.28 acre. Equally suited as a family home or a keen gardener's paradise and set in a sought after and accessible village on the Picturesque Polden Hills.

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 4  2  1 EPC E

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ACCOMMODATION:

The property is accessed through sliding glazed doors into the front porch, with the main front door opening into the entrance hall. From the hall there are stairs leading to the first floor landing. There is also a downstairs cloakroom with low level WC and hand wash basin. The hall also benefits from additional storage for coats and shoes etc. The property benefits from an abundance of natural light and the hall flows nicely into the main sitting room, which has dual aspect windows and neutral décor to provide a very welcoming space. This reception room leads seamlessly into the kitchen/breakfast room which is equipped with a range of base and eye level units, electric hob with extractor over, eye level electric oven and microwave, stainless steel sink with mixer tap, free standing fridge freezer and dishwasher and there is space and plumbing for a washing machine. A door leads from the kitchen into the rear garden, where there is immediate access to the rear of the garage and outside storage. From the kitchen there is also a separate light and airy dining room with plenty of space for a family dining table and chairs.

To the first floor there are four very well proportioned bedrooms, three of which are doubles. Bedroom one has a lovely balcony overlooking the west of the gardens as well as two built in wardrobes, and bedroom three also benefits from a built in wardrobe. Bedroom two has a large free standing wardrobe which will also remain. There is also the family bathroom which is equipped with a bath with shower over as well as a low level WC and pedestal hand wash basin.

OUTSIDE:

To the front of the property a driveway provides off-road parking for at least two cars, and leads up to the garage which is equipped with an electric powered door. This provides a great deal of storage as well as additional parking options. The garden itself wraps around the entire property and has been incredibly well

current owner. There is a mixture of lawned areas as well as well established beds and hedging and some mature trees also. A well established vegetable patch provides an ideal area for a kitchen garden. There is an area of hard standing to the rear of the property, accessible from the kitchen, which makes it ideal for al fresco entertaining in the warmer months. The property also benefits from a greenhouse and potting shed which will both remain in situ.

SERVICES:

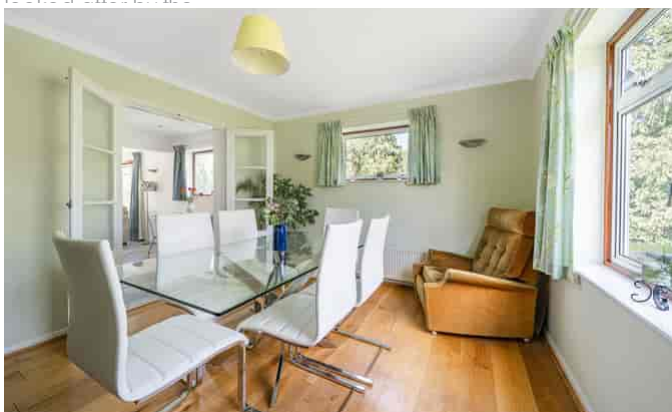
Mains electric, water and drainage are connected, and oil-fired central heating is installed. The property is currently banded E for council tax within Somerset Council. The Ofcom checker states that mobile coverage is available with two major providers, and Superfast broadband is available in the area.

LOCATION:

Situated on the outskirts of Cossington, a picturesque Polden Village approximately 10 miles west of Street and 4 miles 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 and Primary School in Catcott. Both Street and Bridgwater have all the usual shops and facilities one would expect, plus colleges for tertiary and vocational education. Nearby Street, home of the renowned Millfield Senior School and Clarks Village, is approximately 20 mins drive away. Junction 23 of the M5 is approximately 5 miles away, making Taunton, Bristol, Exeter and two airports easily accessible, whilst there are rail stations at Bridgwater and Taunton.

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).





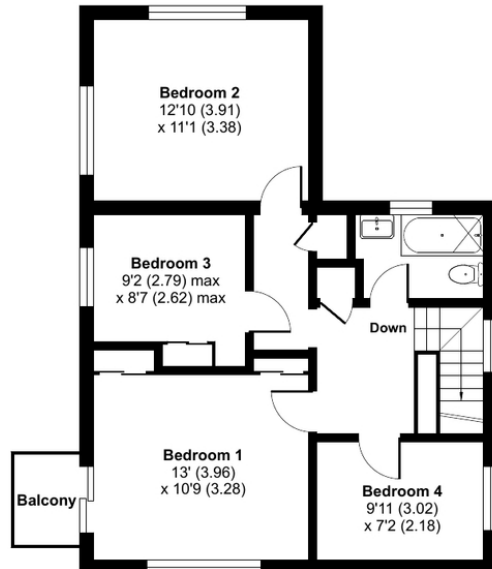
Cossington, Bridgwater, TA7

Approximate Area = 1561 sq ft / 145 sq m (includes garage)

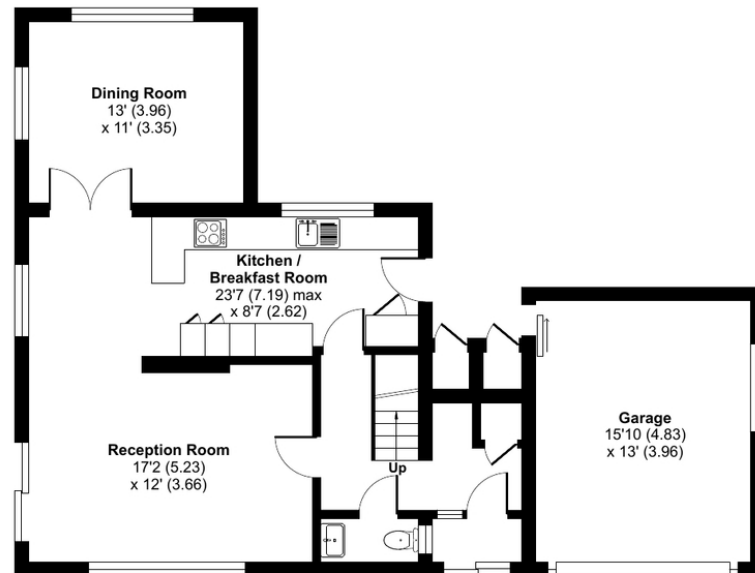
Outbuildings = 10 sq ft / 0.9 sq m

Total = 1571 sq ft / 145.9 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Cooper and Tanner. REF: 984285

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AND
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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 the m as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.

