

Trivetts Way

Cossington, TA7 8JN

COOPER
AND
TANNER



Asking Price Of £260,000 Freehold

A truly immaculate and stylish modern home located on the edge of a select development in this sought after Polden Village. Features include a garage and off road parking, attractive low maintenance garden, en-suite master bedroom and generous lounge with separate kitchen/diner.

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 3  1  2 EPC C

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KEY FEATURES:

This attractive modern home, built by award winning Strongvox Homes, has an appealing character appearance with a cottage-style low-maintenance front garden. The front entrance is sheltered by a storm porch and a door opens into a beautifully presented and welcoming hallway with stairs rising to the first floor and doors opening to ground floor accommodation, as well as a cloakroom with tiled floor, flush WC and wash basin. The light, airy and attractively presented kitchen/diner has plenty of space for a dining table if required and a comprehensive range of modern wall and base units with roll edge work surfaces, one and a half bowl drainer sink with mixer tap and integrated appliances including a four ring hob with cooker hood over and eye level oven. Space and plumbing is also available for a tall fridge-freezer, slimline dishwasher and washing machine. The central heating boiler is discreetly wall-mounted here. The spacious living/dining room is also tastefully presented in warm neutral tones with wooden flooring throughout. A rear facing window and French style double glazed doors open out to the rear garden, and an under stairs cupboard provides useful storage space.

The well-proportioned first floor landing has loft access, airing cupboard housing the hot water cylinder and doors opening to three immaculately presented bedrooms, two of which are comfortable double rooms and the other an excellent size single bedroom. The primary bedroom benefits from its own stylish en-suite shower room with a modern white suite and enclosed shower cubicle with rain head style mixer shower over. The family bathroom also has a matching modern suite including flush WC, pedestal wash basin and bath with mixer tap and separate rain head style mains shower over.

OUTSIDE:

The rear garden enjoys a good degree of privacy and enclosure with high level wood panel fencing to both sides. This attractive but low-maintenance garden is laid mainly to stone chippings with a patio and paved path leading towards the rear. This area provides a sheltered spot in which to entertain with relatively little maintenance required, although boasts a

beautiful wisteria gracefully adorning two of the boundary features and adding a pop of colour during the spring and summer months.

SERVICES:

Mains electric, water and drainage are connected, and LPG central heating is installed. The property is currently banded C for council tax, within Somerset Council. Ofcom's online service checker states that mobile coverage is likely locally with two providers, and that Ultrafast broadband is available in the area.

AGENTS NOTE:

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

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 10 miles west of Street and 5 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. 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 5 miles away, making Taunton, Bristol, Exeter and 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).





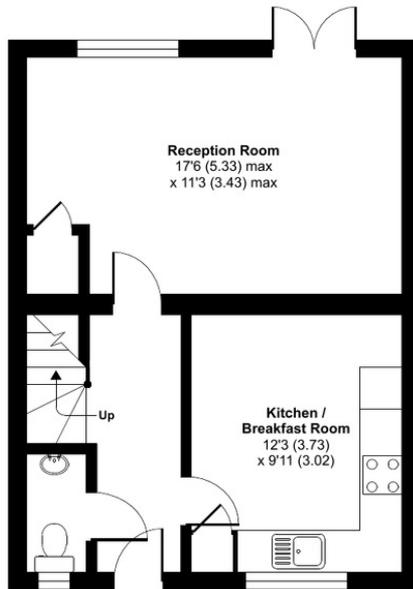
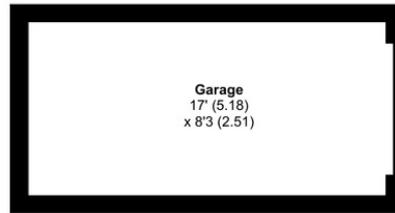
Trivetts Way, TA7

Approximate Area = 878 sq ft / 81.5 sq m

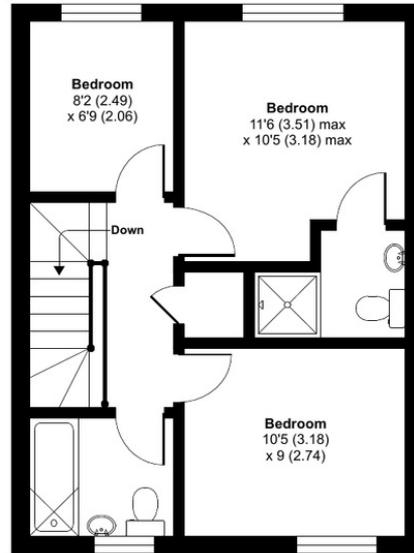
Garage = 141 sq ft / 13.1 sq m

Total = 1019 sq ft / 94.6 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Cooper and Tanner. REF: 1111478

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