



Middle Road, Cossington TA7 8LN

£399,950 Freehold

COOPER
AND
TANNER



Middle Road Cossington TA7 8LN

 2  2  1  1.7 acres EPC G

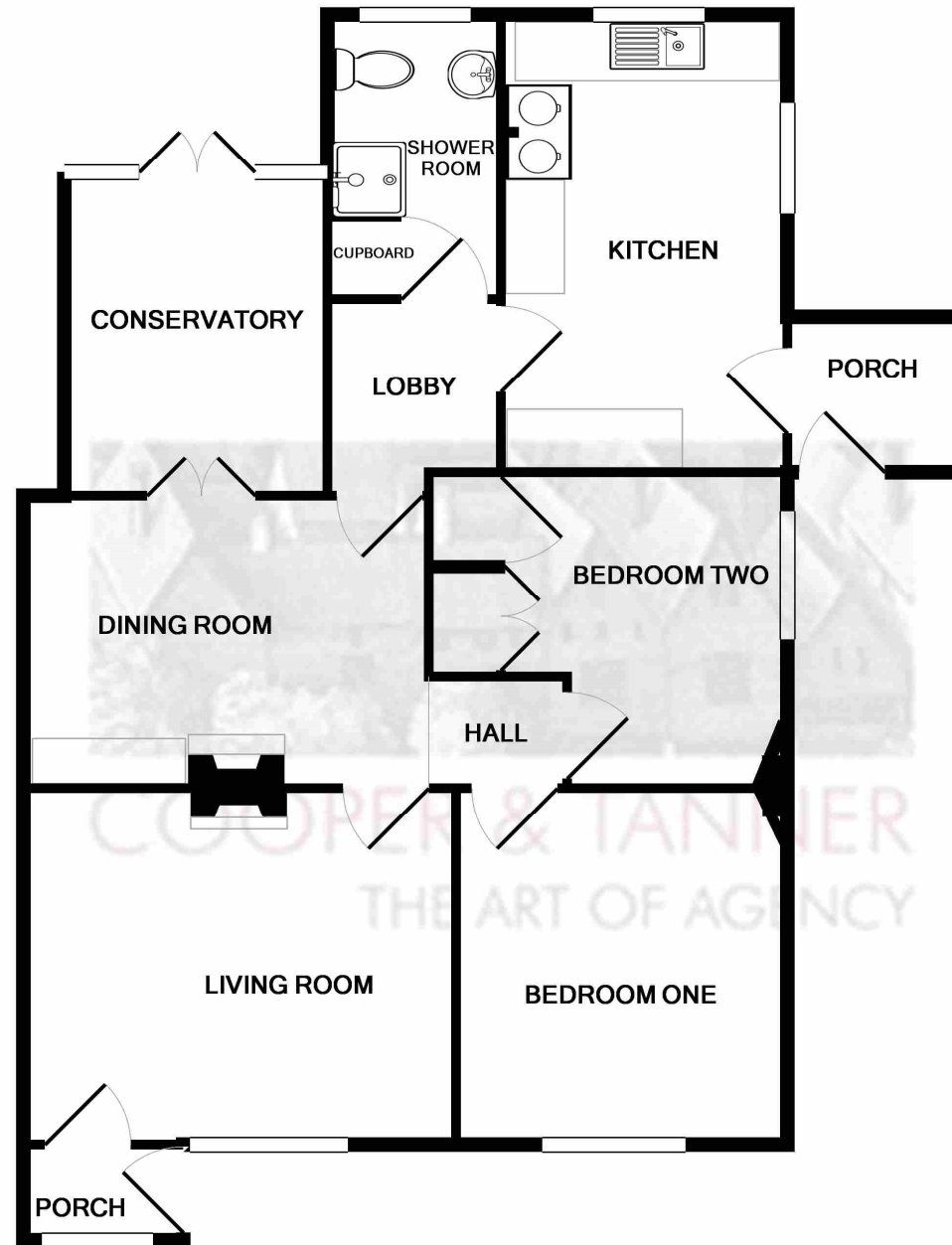
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Description

The front entrance is sheltered by an attractive canopy and has a door opening in to the living room. Secondary access at the side opens in to a porch and beyond in to the kitchen which includes the original Rayburn and fantastic views to the rear across the paddock and towards the Mendip Hills. The remainder of the accommodation comprises a well-proportioned living room with a central open fire, a dining room also with a fireplace containing a log burning stove, a conservatory with sliding doors out to the garden, family shower room and two double bedrooms, one of which incorporates a range of fitted wardrobes. The property retains much of its period charm with original style panelled doors and sash windows, fireplaces and wonderful red brick exterior façade. Whilst the property requires significant renovation, we feel in the current market there is great potential to extend and substantially improve subject to all the relevant planning and building regulations.







Whilst every attempt has been made to ensure the accuracy of the floor plan 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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Outside

The property is accessed via gates opening in to a track leading past the bungalow and the significant side gardens, towards the rear where the timber shed and garages are located. The garaging comprises a sheltered log store to one side, a double garage to the centre and a separate self-contained single garage to the other side. The track continues past the rear garden of the bungalow in to a paddock at the rear enjoying wonderful views of the Somerset Levels and Mendip Hills. The land is circa 1.7 acres with a significant part of that found in the paddock to the rear, whilst a large garden to the side provides plenty of potential, subject to planning permission, for further extension/development. A lawned front garden provides further potential to create additional off-road parking, although currently laid to lawn and bordered by flower beds. The existing property also has a good size garden at the rear elevation, which could be enclosed if required. Here there is access to additional external storage sheds. Superb views to the north can be enjoyed, from most parts of the plot, out towards the Mendip Hills.

Cossington is a picturesque Polden Village set circa 10 miles west of Street and 4 miles from Bridgwater. Both towns have all the usual shops and facilities one would expect, plus colleges for tertiary and vocational education. Street is the home of Millfield School and Clarks Factory Outlet shopping. Cossington falls within Street's Crispin school catchment area. Junction 23 of the M5 is some 5 miles distant, making Taunton, Bristol, Exeter and airports easily accessible. Rail links are found at Bridgwater and Castle Cary.

Viewing is strictly via Cooper and Tanner on 01458 840416. If arriving early please wait to be greeted by a member of our team.



Local Information Cossington

Local Council: Sedgemoor District Council

Council Tax Band: D

Heating: Solid fuel central heating

Services: Mains electric and water are connected. Private drainage is in place.

Tenure: Freehold



Motorway Links

- M5



Train Links

- Bridgwater
- Castle Cary



Nearest Schools

- Kingsmoor Primary School
- Millfield School



STREET OFFICE

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

