



GIBBINS RICHARDS 

Ferndale, Brent Road, Cossington, Nr. Bridgwater TA7 8LF

£475,000

GIBBINS RICHARDS 
Making home moves happen

MUST BE VIEWED! A beautifully presented and well extended detached bungalow boasting a generous size south facing rear garden backing onto farmland. Versatile accommodation includes; entrance hall, generous size light and airy sitting room with access to garden, spacious and well equipped kitchen/breakfast room, three bedrooms, re-fitted bathroom with separate shower, additional WC. Ample off road parking, carport and garage/workshop.

Tenure: Freehold / Energy Rating: D / Council Tax Band: E

An internal viewing is strongly recommended to fully appreciate this deceptively spacious detached and extended bungalow which enjoys a generous size south facing rear garden which backs onto fields. Cossington is a sought after village nestled on the edge of the 'Polden Hills' and contains a nearby vets, village hall, park and primary school. Bridgwater is approximately four miles distant, whilst the towns of both Street and Glastonbury are within ten miles distant.

POPULAR VILLAGE LOCATION
EXTENDED THREE BEDROOM DETACHED BUNGALOW
100' REAR GARDEN
CARPORT / AMPLE OFF ROAD PARKING / GARAGE
BEAUTIFULLY PRESENTED THROUGHOUT
FOUR PIECE FAMILY BATHROOM
DOUBLE GLAZED
OIL CENTRAL HEATING
VIEWING HIGHLY RECOMMENDED



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Entrance Hall
Cloaks/Storage Cupboard
Cloakroom
Dining Room/Bedroom 3

Sitting Room

Kitchen/Breakfast Room

Bedroom 1

Bedroom 2
Bathroom

Outside

Low flush WC and wash hand basin.
11' 6" x 11' 2" (3.50m x 3.40m) with addition of bay window.
21' 0" x 14' 10" (6.40m x 4.52m) Most light and spacious room with French doors to rear garden.
17' 5" x 11' 10" (5.30m x 3.60m) Built-in double oven, four ring ceramic hob. Plumbing for dishwasher. Fitted fridge/freezer unit. Oil fired central heating boiler. Attractive range of floor and wall cupboard units.
11' 6" x 11' 5" (3.50m x 3.48m) Wall to wall fitted wardrobes.
12' 10" x 10' 5" (3.91m x 3.17m)
9' 5" x 8' 2" (2.87m x 2.49m) Attractively fitted with a claw foot bath, low flush WC, double shower enclosure, vanity wash basin. Victorian style radiator and towel rail. Fully tiled walls.
To the front of the property there is a gravelled frontage with a long paviour driveway and turning circle in part leading to a CARPORT - 31' 0" x 9' 5" (9.44m x 2.87m), in turn leading to GARAGE with electronic operated door - 22' 0" x 11' 6" (6.70m x 3.50m) with light, power and alarm, door to the rear garden. There is also a side gate leading to the rear garden which is a fundamental feature of the property and the garden is approaching - 100' (30.46m) in length with large paved sun patio. Sectional lawns divided by paved pathways. Timber storage shed. Aluminium greenhouse. Attractive raised shrubs and plants, conifer screen in part and ranch style gate overlooking farmland. The garden itself benefits from a southerly aspect and provides a further side access gate and area containing the oil storage tank and further side access gate to front.

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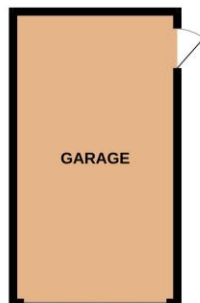


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GROUND FLOOR
1440 sq.ft. (133.8 sq.m.) approx.



TOTAL FLOOR AREA : 1440 sq.ft. (133.8 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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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 the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.

References to the Tenure of a 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.

Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.



We routinely refer potential sellers and purchasers to a selection of recommended conveyancing firms – both local and national. It is their decision whether to use those services. In making that decision, it should be known that we receive a payment benefit of not more than £200 per transaction.
We routinely refer potential sellers and purchasers to Mortgage Advice Bureau (MAB) for mortgage and protection advice. It's their decision whether to use those services. In making that decision, it should be known that we receive a payment benefit of not more than £250 per case.
Once an offer is accepted by our client, an Administration Fee of £30 + VAT (£36) per buyer will be required in order for us to process the necessary checks relating to our compliance and Anti-Money Laundering obligations. This is a non-refundable payment and cannot be returned should a purchase cease to continue. It can be paid via a card machine, or via BACS transfer.

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