



GIBBINS RICHARDS 

The Haven, Manor Road, Cossington, Nr. Bridgwater TA7 8JR

£339,950

GIBBINS RICHARDS 
Making home moves happen

Charming three bedroom cottage in the village of Cossington, featuring two cosy log burners, electric heating, private enclosed rear garden and home office. The ground floor offers an inviting entrance hallway, cloakroom, sitting room, dining room, kitchen and garden room. Upstairs, discover three comfortable bedrooms and a family bathroom. Perfect blend of rustic charm and modern convenience!

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

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.

- POPULAR VILLAGE LOCATION
- DETACHED PROPERTY
- WELL PRESENTED THROUGHOUT
- THREE FIRST FLOOR BEDROOMS
- FOUR PIECE FAMILY BATHROOM
- FULLY ENCLOSED PRIVATE REAR GARDEN WITH HOME OFFICE
- ELECTRIC HEATING





Entrance Hallway	Doors to sitting room, dining room and cloakroom. Stairs to first floor.
Cloakroom	5' 8" x 2' 10" (1.73m x 0.87m) Low level WC and wash hand basin.
Sitting Room	14' 10" x 10' 10" (4.52m x 3.31m) Front and rear aspect windows. Log burner.
Dining Room	14' 8" x 13' 4" (4.46m x 4.06m) French doors to rear garden. Understairs storage cupboard. Double doors to garden room. Log burner.
Kitchen	10' 1" x 8' 9" (3.07m x 2.67m) Front aspect window. Built-in electric oven and hob. Plumbing for washing machine.
Garden Room	9' 10" x 8' 9" (2.99m x 2.67m) Rear and side aspect windows. Two velux windows.
First Floor Landing	Front and rear aspect windows. Doors to three bedrooms and family bathroom.
Bedroom 1	11' 8" x 9' 8" (3.56m x 2.95m) Rear aspect window.
Bedroom 2	11' 2" x 8' 3" (3.41m x 2.51m) Rear and side aspect windows.
Bedroom 3	11' 2" x 6' 7" (3.41m x 2.m) Front aspect window.
Family Bathroom	9' 8" x 7' 2" (2.95m x 2.19m) Dual side aspect windows. Fitted in a piece suite comprising bath, separate shower enclosure, low level WC and wash hand basin.
Outside	Roadside parking to the front of the property. To the rear is a private enclosed garden laid to patio and lawn with a decking area.
Home Office	Power and lighting.



GROUND FLOOR



1ST FLOOR



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.

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