

The Haven, Manor Road, Cossington, Nr. Bridgwater TA7 8JR £339,950

GIBBINS RICHARDS A
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

DETATCHED 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. 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.

Kitchen

Home Office

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.

Power and lighting.



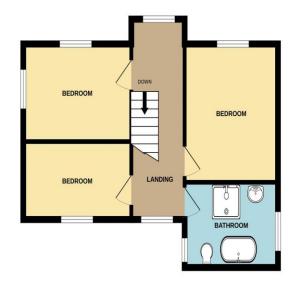




**GROUND FLOOR** 













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 £40 + VAT (£48) 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.