

8 Barley Close  
Cossington  
Bridgwater  
TA7 8JL



  
**JOSEPH CASSON**  
the estate agency your home deserves









## 8 Barley Close

£285,000

- Modern End Terraced Property
  - Three Bedrooms
- Primary Bedroom with En-Suite Shower Room
  - Spacious Landing
- Lounge/Diner with French doors to Garden
  - Downstairs Cloakroom
  - Kitchen/Breakfast Room
- Low Maintenance Rear Garden with Side Access
  - Parking On Own Drive
  - Garage

An immaculately presented, modern three bedroom (en-suite) end terraced property with a garage and driveway, and located within a tucked away position in the much sought-after village of Cossington.

This charming village offers a peaceful and picturesque setting, surrounded by countryside. The property itself boasts a contemporary design with stylish finishes throughout, providing a comfortable and inviting living space. The spacious bedrooms offer ample room for relaxation, while the en-suite bathroom adds a touch of luxury. The garage and driveway provide convenient parking options, ensuring ease of access for residents.

Overall, this property offers a perfect blend of modern living, tranquility, and convenience in a highly desirable location.

### ACCOMMODATION

This attractive property briefly comprises: entrance hallway, cloakroom, kitchen/breakfast room and lounge/diner on the ground floor. To the first floor and accessed from a spacious landing is a bathroom and three bedrooms (the primary bedroom with its own en-suite shower room). Externally, there is two tandem parking spaces located opposite the property, garage (under a coach house) and an enclosed rear garden with side access.

We believe the property to be freehold with a lease associated with the garage of 999 years from 2012.

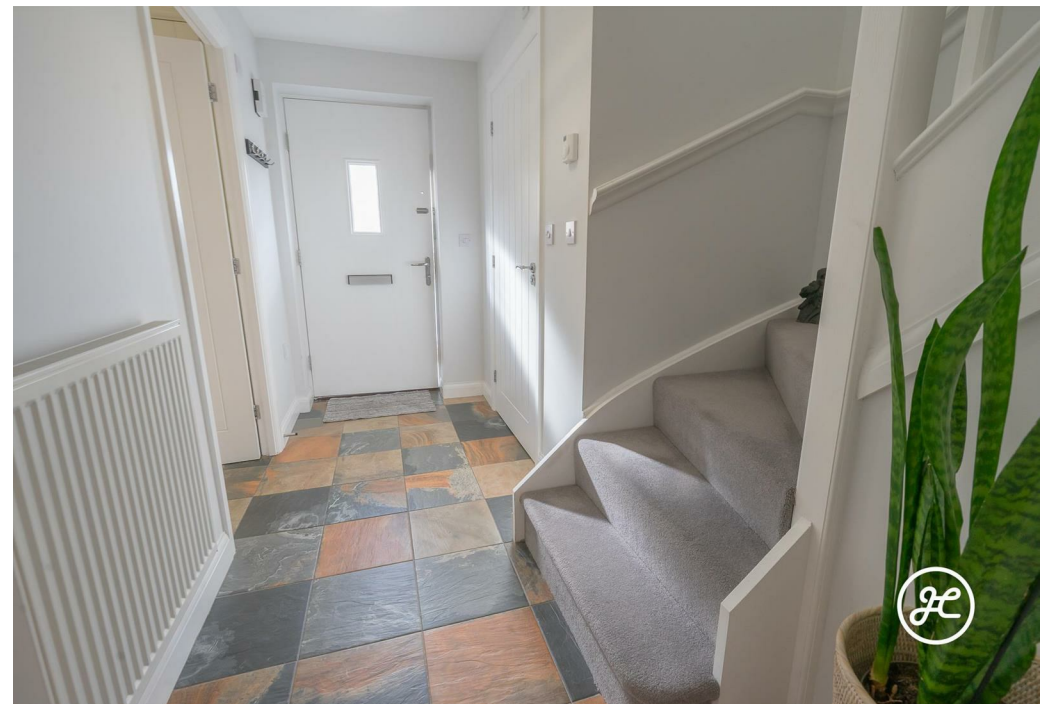
Charges: There is an estate management charge for the development of currently £120 per annum, raising to £130 per annum in April 2024. This charge is in respect of the landscaping, maintenance of communal services including central satellite and TV aerials. There is a communal LPG tank for the development located at the village hall. The leasehold garage is located under a coach house and as a result, there is a small annual charge for Buildings Insurance, currently £30 per annum.

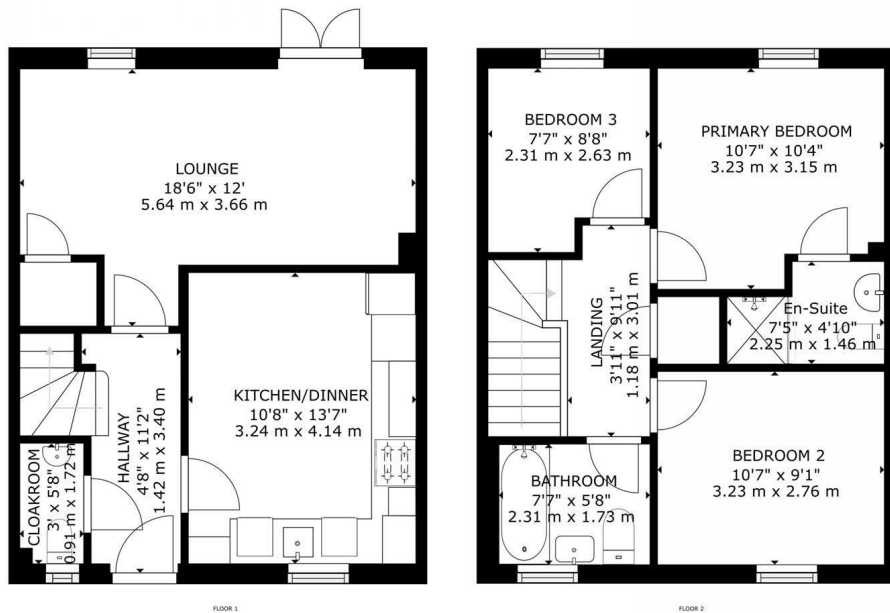
### LOCATION

A small, highly desirable village, Cossington offers a select range of local amenities including church, community centre / village hall and public house. Approximately two miles away are the villages of Woolavington and Chilton Polden, both offer further facilities including village shop.

Cossington is positioned on the northern slopes of the Polden Hills, surrounded by the picturesque Somerset levels, is approximately 4 miles from Bridgwater and 8 miles from Street (Glastonbury 10 miles).

Bridgwater offers a full range of facilities including retail, educational and leisure amenities. Bridgwater bus station offers a regular bus service to Taunton together with a daily service to London Hammersmith. There are main line links via Bridgwater Railway station.





GROSS INTERNAL AREA  
 FLOOR 1: 445 sq ft, 41.3 sq m; FLOOR 2: 445 sq ft, 41.3 sq m  
 TOTAL: 890 sq ft, 82.7 sq m  
 SIZES AND CORRESPONDING ARE APPROXIMATE, ACTUAL MAY VARY.



Local Authority

Council Tax Band

C

Directions

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



**Agents Note:** Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements





Bridgwater  
1 Friarn Lawn  
Bridgwater  
Somerset  
TA6 3LL



Contact  
01278258005  
[office@josephcasson.co.uk](mailto:office@josephcasson.co.uk)



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