



Trivetts Way

Cossington, Bridgwater, TA7

£365,000 Freehold

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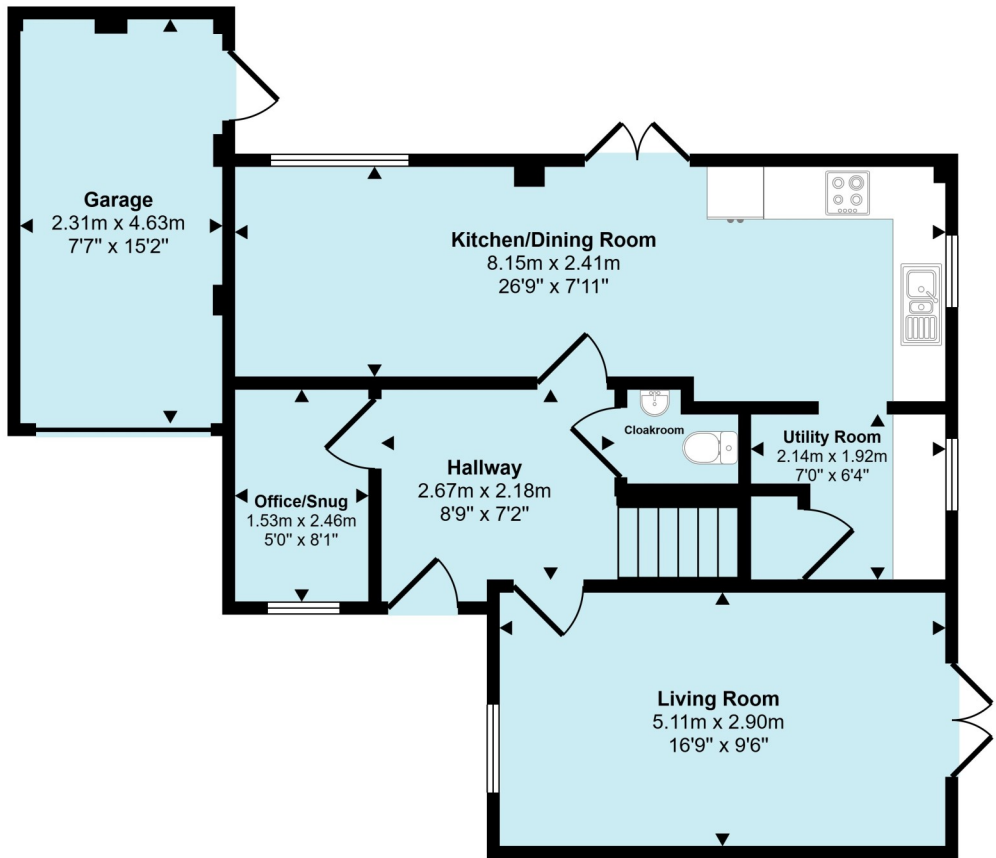
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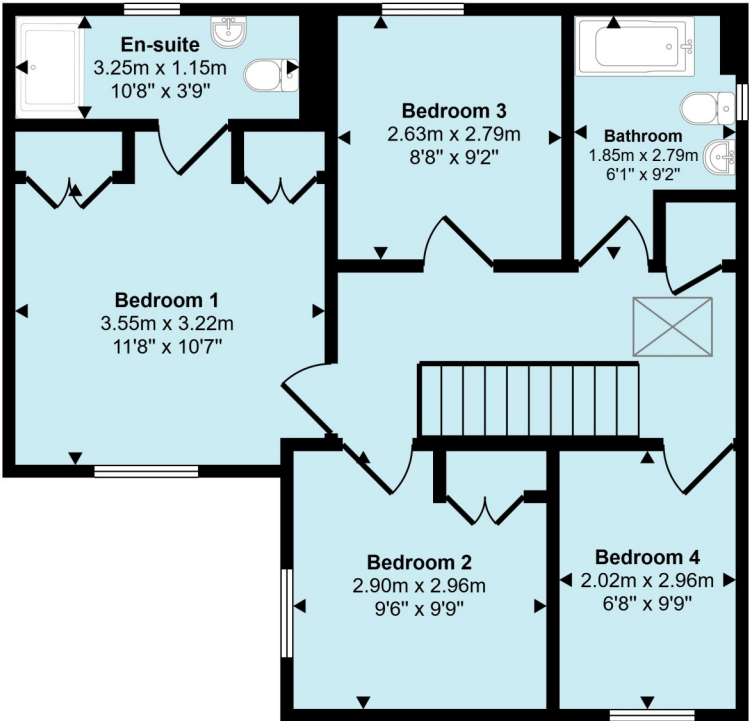
Wilkie May

& Tuckwood

Floor Plan



Ground Floor



First Floor

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Description

Trivetts Way is a well presented modern four bedroom detached property situated in the popular village of Cossington and enjoys a corner plot in this pleasant development.

- Highly sought after village
- Well presented throughout
- Over 16' dual aspect living room
- Kitchen/dining room over 26'
- Utility room and cloakroom
- Office/snug on ground floor
- Principal bedroom with en-suite
- Three further bedrooms
- Bathroom
- Garage and off-road parking
- Enclosed rear garden

THE PROPERTY:

The accommodation comprises a spacious entrance hall, office/snug, cloakroom, living room with doors opening to the side garden, kitchen/dining room with integrated appliances and patio doors opening to the rear garden. The utility room has space and plumbing for a washing machine.

To the first floor are four bedrooms with an en-suite to the principal bedroom and these are complemented by a family bathroom

Outside – To the front is off-road parking which leads to the garage, side entrance to the garden and rear garden is on a split level with a patio area and steps down to the garden which is laid to lawn and a curtesy door opening to the garage.

Viewings of this property comes highly recommended, not only for the house itself but to appreciate its position within the village.

LOCATION:

Situated in the Polden Hills, the village of Cossington is a favoured location with a village hall and local pub close by with the nearby village of Woolavington having further facilities. Situated just 5 miles from the centre of Bridgwater which provides an extensive range of amenities including retail, educational and leisure facilities. Main line links can be found at Bridgwater Railway station and there is a daily coach service to London Hammersmith from Bridgwater Bus station. The M5 junction 23 is approximately 2 miles away allowing easy access to the county town of Taunton which is an 18 mile journey, Glastonbury 10.5 miles and Bristol is approximately 37 miles.



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GENERAL REMARKS AND STIPULATION

Tenure: The property is offered for sale Managed Freehold by private treaty. Annual service charge of £147.66.

Construction: Traditional construction.

Services: Mains water, mains electricity, mains drainage, LPG gas central heating.

Local Authority: Somerset Council, County Hall, Taunton, Somerset, TA1 4DY

Council Tax Band: E

Broadband Coverage: We understand that there is ultrafast mobile coverage. The maximum available broadband speeds are: 1800Mps download and 220Mbps upload. We recommend you check coverage on [Mobile and Broadband checker - Ofcom](#)

Mobile Phone Coverage: Voice and data both limited with O2 and Vodafone.

Flood Risk: Rivers and sea: Very low risk **Surface water:** Very low risk **Reservoirs:** Unlikely **Groundwater:** Unlikely

We recommend you check the risks on [Check the long term flood risk for an area in England - GOV.UK \(www.gov.uk\)](#)

Planning: Local planning information is available on [Planning Online \(somerset.gov.uk\)](#)



IMPORTANT NOTICE Wilkie May & Tuckwood for themselves and for the vendors of the property, whose agents they are, give notice that: 1. the particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchaser and do not constitute part of an offer or contract. Prospective purchasers and lessees ought to seek their own professional advice. 2. All descriptions, dimensions, areas, reference to condition and necessary permissions for use and occupation and other details are given in good faith, and are believed to be correct, but 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. 3. No person in the employment of Wilkie May & Tuckwood has any authority to make or give any representations or warranty whatever in relation to this property on behalf of Wilkie May & Tuckwood, nor enter into any contract on behalf of the vendor. 4. No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties which have been sold, let or withdrawn. Photographs taken and details prepared in May 2025.

MEASUREMENTS AND OTHER INFORMATION All measurements are approximate. While we endeavour to make our sales particular accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information with you.

Code of Practice for Residential Estate Agents: Effective from 1 August 2011:

8. Financial Evaluation: 8a At the time that an offer has been made and is being considered by the seller, you must take reasonable steps to find out from the prospective buyer the source and availability of his funds for buying the property and pass this information to the seller. Such information will include whether the prospective buyer needs to sell a property, requires a mortgage, claims to be a cash buyer or any combination of these. Such relevant information that is available should be included in the Memorandum of Sale having regard to the provisions of the Data Protection Act. 8b These reasonable steps must continue after acceptance of the offer until exchange of contracts (in Scotland, conclusion of missives) and must include regular monitoring of the prospective buyer's progress in achieving the funds required, and reporting such progress to the seller.

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 their purpose. A Buyer is advised to obtain verification from their solicitor or surveyor. References to the Tenure of the 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.

We routinely refer potential sellers and purchasers to a selection of recommended local solicitors. It is their decision whether to use those services. In making that decision, it should be known that we may receive a payment benefit of not more than £150 plus VAT per transaction.

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