

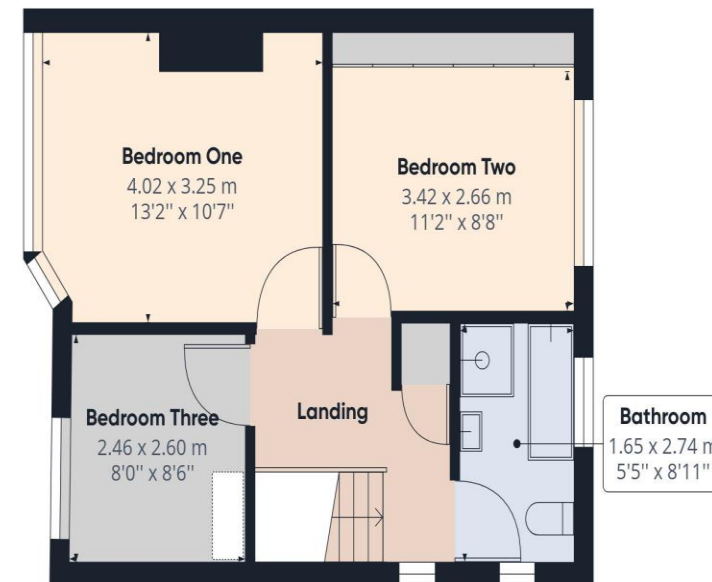
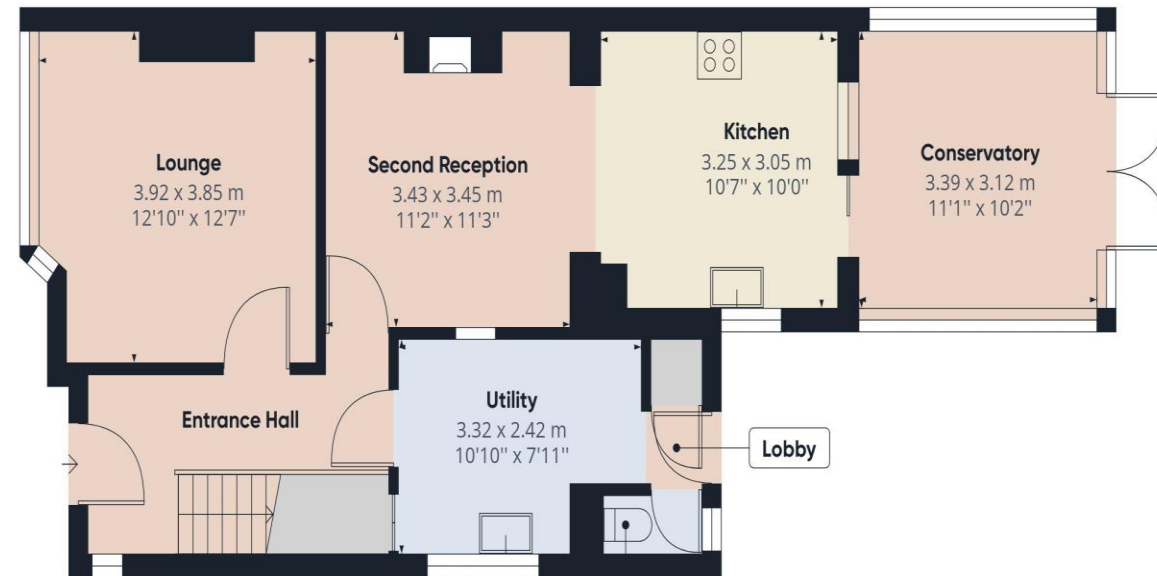


17 Park Close, Cossington, Bridgwater, TA7 8LG

£324,950 - Freehold

Extended Three Bedroom Semi Detached | Two Reception Rooms, Plus Conservatory | Utility & Cloakroom | Kitchen With Breakfast Bar | Beautifully Mature Rear Garden With Sun House | Garage & Driveway | Oil Fired Central Heating | Quiet, No-Through Road | Many Local Amenities Within Polden Villages | Council Tax Band: C & EPC Rating: D





Approximate total area⁽¹⁾
 106.95 m²
 1151.16 ft²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

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THE PROPERTY

Situated in the popular village of Cossington, this EXTENDED three bedroom semi detached family home comes with a GARAGE & PARKING and plenty of internal space.

The former kitchen is now a spacious utility room and the extension plays host to a bigger kitchen, which is open plan from the second reception room. The conservatory is then accessed via the kitchen. This makes for a very nice open area for a family to enjoy, or a social space when entertaining.

There is also the benefit of the front lounge and convenience of the ground floor cloakroom.

To the first floor are the three bedrooms and bathroom, complete with bath and separate shower cubicle.

Outside there is a permeable resin driveway leading to a carport and garage beyond. Behind the garage, which benefits from power & lighting, is the oil tank and the oil fired boiler is opposite the ground floor cloakroom.

Beautifully kept is the sunny west facing and private rear garden which has a pedestrian door to the garage and a sun room with pergola and seating area.

In the loft which is part boarded, is a light and fitted loft ladder.

Cossington is one of several 'Polden Villages' which are very well served. It's nicely situated for country walks and gives easy access by car to the neighbouring Polden Villages, which between them provide shops, schools, doctors surgeries, pubs, coffee shops, a gym, nail bar, butcher and hairdressers.

Slightly further afield is Taunton, Street, Burnham and Bridgwater, and Cossington is no more than 30-35 minutes from all of these towns. Junction 23 of the M5 is just 10 minute drive away.

This is a lovely family home, much loved and well maintained over the years and it comes to the market for the first time since 1975.

Energy performance certificate (EPC)

17 Park Close Cossington BRIDGWATER TA7 8LG	Energy rating D	Valid until: 15 June 2033 Certificate number: 0360-2636-9260-2797-3745
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Property type: Semi-detached house

Total floor area: 106 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

Energy rating and score

This property's current energy rating is D. It has the potential to be C.

[See how to improve this property's energy efficiency.](#)

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:
the average energy rating is D
the average energy score is 60

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	55 D	79 C
39-54	E		
21-38	F		
1-20	G		

IMPORTANT

Lees & Waters, their clients and any joint agents state that these details are for general guidance only and accuracy cannot be guaranteed. They do not constitute any part of any contract. All measurements are approximate and floor plans are to give a general indication only and are not measured accurate drawings. No guarantees are given with regard to planning permission or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are not necessarily included. Purchasers must satisfy themselves on all matters by inspection or otherwise. VIEWINGS - interested parties are advised to check availability and current situation prior to travelling to see any property.

If the property is leasehold full details and terms of the lease should be sought via your legal representative.

Please also note that some or all of the photographs used to market this property may have been taken with a wide angle lens, solely for the purpose of showing the property to its best advantage.

MONEY LAUNDERING REGULATIONS 2003

Intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.