



8 Trivetts Way, Cossington, Bridgwater, TA7 8JN

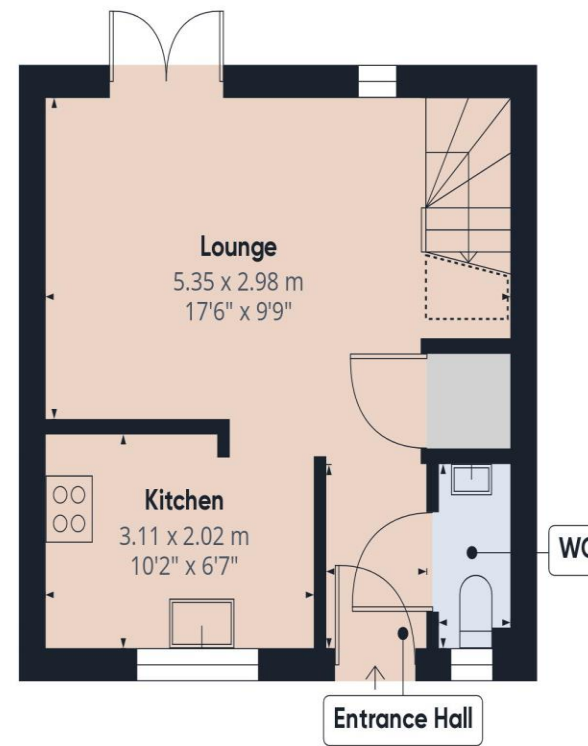
£240,000 - Freehold

No Onward Chain | Garage & Parking | Two Double Bedrooms | Lounge With French Doors Into Rear Garden |

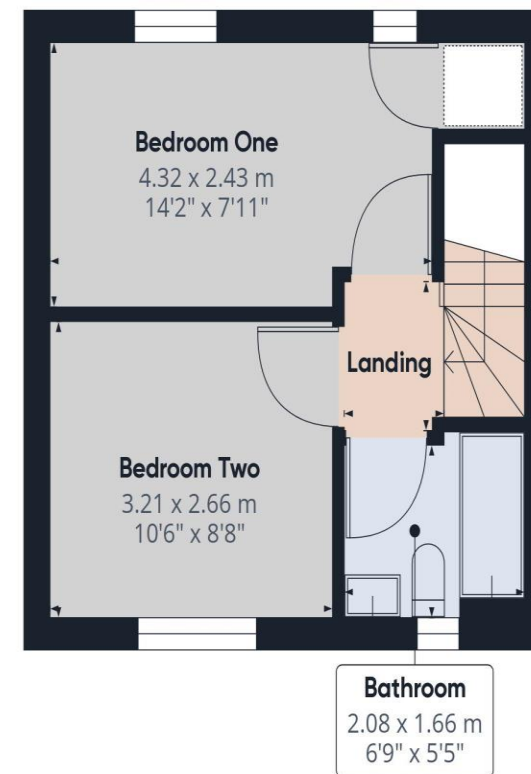
Front Aspect Kitchen Overlooking Quiet Cul de Sac | Ground Floor WC | Gas Central Heating |

Desirable Village Location With Many Amenities Close-By | Easy Access To M5 | Council Tax Band: B & EPC Rating: C





Floor 0



Floor 1



Approximate total area^m

51.11 m²
550.19 ft²

Reduced headroom

0.93 m²
10.02 ft²

Excluding balconies and terraces

Reduced headroom
(below 1.5m/4.92ft)

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

NO ONWARD CHAIN. Trivetts Way is a small development that was finished in 2012 and built by Strongvox Homes.

This two double bedroom home sits on the smaller side of the development, where only 11 homes occupy this quiet cul de sac.

Internally the property has a kitchen to the front, with open access to the lounge, having French doors into the rear garden.

There is also storage under the stairs and a ground floor WC.

To the first floor are the two double bedrooms and the bathroom, with mains shower over the bath. Bedroom One has some built in storage space over the stairs.

Being a modern property, it is fully UPVC double glazed and warmed by a gas central heating system. The gas supply to the property comes from two tanks positioned behind the village hall, which is to the rear of the property.

Each property is metered off this LPG gas supply.

Outside there is a rear garden with a patio area and raised decking. There is also a gate to the rear boundary.

Under a neighbouring coach house (No.4) you'll find the garage for the property and a parking space.

This is a lovely two double bedroom property, holding a quiet position within the sought after village of Cossington.

Part of the 'Polden Villages', Cossington is well served by its own amenities and those in the neighbouring villages with everything from shops, a gym, a cafe, hairdressing salon, pubs, churches and many social events run by local people.

Please note that Trivetts Way is subject to a annual Management Charge of £120. This charge runs from 1st April to 31st March each year.

Energy performance certificate (EPC)

8 Trivetts Way Cossington BRIDGWATER TA7 8JN	Energy rating C	Valid until: 12 December 2033 Certificate number: 2390-8026-0722-2396-3273
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Property type: Mid-terrace house
Total floor area: 55 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 energy rating is C. It has the potential to be B.
[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		91 B
69-80	C	76 C	
55-68	D		
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.