

6 Trivetts Way

Cossington, TA7 8JN

Price £249,995

BERRYMAN'S

PROPERTY DESCRIPTION

Situated in the sought after village of Cossington is this delightful two bedroom end of terrace house that benefits from having allocated parking and an area of garden to the side. The property is in key turn condition and benefits from having a generously sized conservatory to the rear and w/c downstairs.

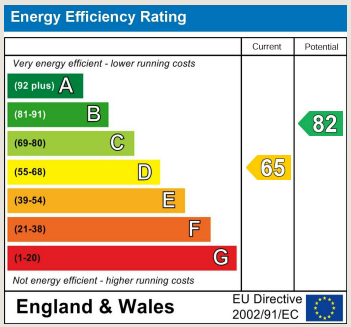
*Entrance hall *Cloakroom *Kitchen *Lounge *Conservatory *Two bedrooms *Bathroom *Low maintenance rear garden *Gas heating *Upvc double glazed windows *Village location

Local Authority

Somerset Council Council Tax Band: B

Tenure: Freehold

EPC Rating: D













PROPERTY DESCRIPTION

Accommodation (measurement are approximate)

Entrance door to:

Entrance hall

Doors to the cloakroom and lounge. Archway to the:

Cloakroom

Close coupled w.c., wash hand basin and obscure double glazed window to the front.

Kitchen

10'1" x 6'6" (3.09 x 1.99)

Modern kitchen fitted with a range of wall and base units with worktop space over, one and a half bowl sink drainer unit, electric oven, four ring gas hob with extractor fan over, space for fridge/freezer, space for additional storage, and cupboard housing the gas combination boiler supplying hot water and radiators. Upvc double glazed window to front

Lounge

16'11" x 10'7" (5.16 x 3.24)

Generously sized lounge with under stair storage cupboard, under stair open storage, stairs rising to the first floor, two radiators and Upvc double glazed window and French doors to the:

Conservatory

13'6" x 6'8" (4.13 x 2.04)

Part brick, part Upvc double glazed construction, generously sized with space for dining table and chairs, additional seating with coffee table, and Upvc double glazed French doors to the rear garden

Bedroom 1

14'0" x 7'6" (4.27 x 2.30)

Generously sized bedroom with built in over stair storage cupboard, space for additional storage cupboards, radiator and two Upvc double glazed windows to rear

Bedroom 2

10'1" x 8'9" (3.09 x 2.69)

Good size room with radiator and Upvc double glazed window to front

Bathroom

6'9" x 5'8" (2.06 x 1.74)

Modern suite with panelled bath with tiled backsplash, side screen and shower over, close coupled w/c, hand wash basin, extractor fan and Upvc double glazed window to rear

Outside

To the front of the property is flower beds and off street parking for multiple vehicles. The property benefits from having a side entrance to the rear garden which offers extra space to the side of the property.

To the rear of the property is a low maintenance garden laid to patio slabs which makes an ideal space for garden table/chairs, with raised flower bed borders to the rear and side. Access to the conservatory via Upvc double glazed French doors.

PROPERTY DESCRIPTION

Local area

Cossington is a quiet, historic village and civil parish featuring traditional rural charm, a small tight-knit community, and scenic natural surroundings. The village offers peaceful nature walks nearby and local community events at the village hall.

Description

Situated in this historic village is this charming, generously sized two bedroom house positioned within a cul-de-sac location. The property benefits from having additional garden space to the side which offers space for a shed and dining table and chairs. The property comes with designated parking and a generously sized conservatory to the rear.

The property briefly comprises of an entrance hall, cloakroom, modern kitchen, lounge, conservatory, two bedrooms, bathroom and mature rear garden

Directions

At the roundabout at the junction of the M5 motorway take a left turn towards Highbridge. Take the next left into Burnham Moor Road and proceed to the "T" junction taking a right following the signs to Bason Bridge and East Huntspill. Proceed through East Huntspill into the village of Woolavington. Take a left at the top of the hill signposted Cossington. Proceed into the village and at the sharp right hand bend take a right into Manor Road. Proceed down Manor Road bearing right into Middle Road. Proceed down Middle Road where Trivetts Way will be found on the left hand side. Proceed into the cul-de-sac and the property will be found on the left hand side.

Agents Note

There is an annual service charge payable to Alpha Housing Services Ltd of £210.00 for the upkeep and maintenance of the outside communal areas.

Material Information

Additional information not previously mentioned

Council Tax Band-B

EPC-D

- Mains electric and water
- Water metered
- LPG Gas central heating
- Mains drainage
- Flooding in the last 5 years
- Broadband and Mobile signal or coverage in the area.

For an indication of specific speeds and supply or coverage in the area, we recommend potential buyers to use the
Ofcom checkers below:
checker.ofcom.org.uk/en-gb/mobile-coverage
checker.ofcom.org.uk/en-gb/broadband-coverage

Flood Information:
flood-map-for-planning.service.gov.uk/location




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TO ARRANGE A VIEWING OR FOR FURTHER INFORMATION ON THIS PROPERTY PLEASE CONTACT OUR SALES TEAM

01278 793700

sales@berrymansproperties.net

IMPORTANT NOTICE

We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. If there are any important matters likely to effect your decision to buy, please contact us before viewing the property.

1. Survey - A detailed survey has not been carried out, nor the services, appliances and fittings tested.

2. Floor plans - All measurements wall, doors, windows, fittings and appliances, their sizes and locations are shown conventionally and are approximate and cannot be regarded as being representation either by the seller or his Agent. Room sizes should not be relied upon for furnishing purposes and are approximate.

3. Berrymans Estate Agents may make the following referrals and in exchange receive an introduction fee:
Alletsons up to £180 inc. VAT, Amicus Law up to £175 inc VAT Barringtons & Sons up to £145 inc VAT, Holley & Steer up to £250 inc VAT, Lyons Bowes Solicitors up to £240 inc. VAT, HD Financial Ltd up to £240 inc VAT, Tamlyns & Sons up to 120 inc VAT, Taylor Rose Ltd. up to £210 inc. VAT