



## PARK CLOSE

Cossington, Bridgwater, TA7 8LG

Price **£325,000**

**Tamlyns**

## PROPERTY DESCRIPTION

### Situation

Popular Village Location\*3 Bedroom Semi-Detached House with Garage & Driveway\*Lounge & Kitchen/Breakfast Room\*Utility & Home Office\*Well Stocked Gardens\* Viewing Highly Recommended\*

### Local Authority

Somerset county council Council Tax Band: C  
Tenure: Freehold  
EPC Rating: D

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

**01278 454500**

[house.sales@tamlyns.co.uk](mailto:house.sales@tamlyns.co.uk)



# PROPERTY DESCRIPTION

## Description

This three bedroom semi detached house is situated in a cul de sac location in the sought-after village of Cossington which is located on the edge of the Polden Hills.

The accommodation which is arranged over two floors is well planned and complemented by a mature, well stocked garden to the rear which enjoys a high degree of privacy. The property backs onto a wooded area and farmland.

The village of Cossington is conveniently situated for the town centres of both Burnham on Sea and Bridgwater and ideally located for access to the M5. The nearby village of Woolavington offers a range of amenities including primary school, village hall, church, Co-Op convenience store and post office.

## Accommodation

All measurements are approximate.

## Entrance

Front door into inner porch, half glazed door to hallway, stairs rising to first floor, under stairs storage, radiator, 15 pane glazed door to:

## Lounge

13'9" × 12'5" (4.2 × 3.8)

Double glazed bay window to front, two radiators, feature fireplace.

## Kitchen/Breakfast Room

20'4" × 18'0" (6.2 × 5.5)

Kitchen Area, has a modern range of wall and base units with roll edge work surfaces, integrated oven, separate hob with extractor over, dual aspect double glazed windows to front and rear, stainless steel one and a half bowl sink unit with mixer tap, velux window, radiator, tiled floor, integrated fridge, tiling to complement. Separate breakfast bar.

## Breakfast Room/Family Area

8'2" × 5'10" (2.5 × 1.8)

French doors giving access to the rear garden, wood burning stove, radiator.

## Utility Room

8'2" × 5'10" (2.5 × 1.8)

Range of wall and base units, stainless steel single drainer sink unit with mixer tap, space and plumbing for washing machine, and further space for an appliance, smoke alarm, velux, radiator, half double glazed door to side, door to:

## Shower Room

7'10" × 5'6" (2.4 × 1.7)

Shower cubicle, low level WC, pedestal wash hand basin, obscure double glazed window to rear, storage cupboard, tiling to complement.

## Landing

Double glazed window to side, loft access

## Bedroom 1

13'1" × 10'5" (4 × 3.2)

Double glazed window to front, radiator.

## Bedroom 2

10'9" × 8'10" (3.3 × 2.7)

Double glazed window to rear overlooking countryside, radiator, built in glass fronted wardrobes (Measurements does not include depth of Wardrobe).

## Bedroom 3

8'2" × 7'10" (2.5 × 2.4)

Double glazed window to front, radiator.

## Family Bathroom

7'10" × 5'2" (2.4 × 1.6)

Obscure double glazed window to rear, white suite comprising panel bath with mira shower, pedestal wash hand basin, low level WC, radiator.

## Outside

# PROPERTY DESCRIPTION

## Home Office

Power and lighting currently used as a home office, but lends itself to several uses, it has a window to the rear which looks over the wooded area.

## Front Garden

Tarmac Driveway to front door, the garden is enclosed by low level brick walls with gate giving access to the rear garden.

## Garage and Parking

The garage has power and lighting, an up and over garage door, door to side giving access to the rear.

## Rear Garden

The garden is mainly laid to lawn and is enclosed by panel fencing, mature shrubs and flower borders, veg patch, green house, views over the wood area at the rear. Wood Storage, oil tank, pathway.

## Material Information...

Additional information not previously mentioned

- Mains electric and water
- Water metered
- Heating is oil fired with a boiler for domestic hot water and heating
- Mains Sewerage
- No 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](http://checker.ofcom.org.uk/en-gb/mobile-coverage)

[checker.ofcom.org.uk/en-gb/broadband-coverage](http://checker.ofcom.org.uk/en-gb/broadband-coverage)

Flood Information:

[flood-map-for-planning.service.gov.uk/location](http://flood-map-for-planning.service.gov.uk/location)







# PLAN



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>61</b>	<b>68</b>
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

## 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. Plans - All measurements wall, doors, windows, fittings and appliances their sizes and location 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 all approximate.

Tamlyns may make the following referrals and in exchange receive an introduction fee: Simply Conveyancing - Introduction fee of up to £200 (plus vat), HD Financial Ltd - Introduction fee of up to £200 (plus vat).

