



1 Manor Close

Cossington, TA7 8JT

Price £395,000



PROPERTY DESCRIPTION

An exceptional two/three bedroom detached bungalow with double garage situated in a highly sought after cul-de-sac location within the ever sought after village of Cossington.

The property has been substantially upgraded and improved to offer well planned, beautifully appointed living accommodation that simply must be seen to be fully appreciated.

Entrance hall* lounge* beautifully appointed kitchen/dining room with conservatory off* utility room* master bedroom with en suite shower room and dressing room (potential bedroom 3)* further double bedroom* re-fitted bathroom* upvc double glazed windows* oil fired central heating* double garage* off street parking* attractive landscaped corner gardens* good order throughout. Must be seen.

Local Authority

Somerset Council Council Tax Band: D

Tenure: Freehold

EPC Rating: E



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			
(69-80) C			
(55-68) D		53	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

PROPERTY DESCRIPTION

Accommodation (Measurements are approximate)

Composite door with double glazed panel and matching side panel to the:

Entrance Hall

Storage cupboard, cloaks cupboard and access to roof space.

Lounge

17'10" x 10'5" (5.45 x 3.18)

Feature fire surround with electric fire, television point, display niche, wall light points and upvc double glazed sliding patio doors to the garden. Upvc double glazed window to the side.

Kitchen/Dining Room

Kitchen Area

12'11" x 7'9" (3.94 x 2.37)

Fitted with an attractive range of wall and floor units, unit underlighters, one and a half bowl drainer sink unit, integrated eye level double oven, electric hob with extractor hood over, integrated dishwasher, upvc double glazed window to the front. Upvc double glazed door to the utility room.

Dining Area

11'3" x 11'1" (3.44 x 3.39)

Wall light point and upvc double glazed sliding patio doors to the conservatory.

Utility Room

15'0" x 5'8" (4.59 x 1.74)

Fitted with a range of floor units with worktops over, plumbing for automatic washing machine, single sink drainer unit, space for fridge/freezer, tiled floor,

heated towel rail and upvc double glazed door to outside. Upvc double glazed windows to the front, side and rear.

Conservatory

10'2" x 9'7" (3.12 x 2.94)

Part block and part upvc double glazed construction with tiled floor, "year round" insulated roof, upvc double glazed door to outside.

Master Bedroom

12'2" x 9'4" (3.71 x 2.86)

Upvc double glazed windows to the front and side.

En Suite Shower Room

7'10" x 4'3" (2.39 x 1.32)

Attractively fitted with corner shower cubicle, close coupled w.c., pedestal wash hand basin, part tiled walls, electric wall heater/towel rail, extractor fan, shaver point and upvc double glazed obscured window to the front.

Dressing room/Bedroom 3

7'10" plus wardrobes x 6'10" (2.40 plus wardrobes x 2.09)

Upvc double glazed French doors opening to the rear garden.

Bedroom 2

11'4" x 8'3" (3.47 x 2.54)

Built in wardrobes and upvc double glazed window to the rear.

Bathroom

7'3" x 5'2" plus door recess (2.23 x 1.60 plus door recess)

Fitted with attractive suite comprising P shaped bath with shower over and

PROPERTY DESCRIPTION

screen, vanity wash hand basin with cupboards below, close coupled w.c. with concealed cistern, two wall cupboards, tiled walls and upvc double glazed obscured window to the front.

Outside

To the front of the property is an attractive boundary hedge with gate access to the front pathway leading to the front door. Side gate giving access to the front garden which is laid to lawn.

To the left hand side of the property is an attractive area of garden laid to lawn.

Driveway offering off street parking for two vehicles and leading to the:

Double Detached Garage

19'0" x 17'4" (5.8 x 5.3)

Two independent up and over doors, light and power. Two upvc double glazed windows to the rear and upvc double glazed door opening to the rear garden.

To the right hand side of the driveway is a gate giving access to an area of decorative stone which offers the potential for parking a caravan/boat etc should it be required.

Garden shed and further side gate gives access to the:

Rear Garden

Patio area, lawn area and borders containing numerous shrubs and bushes.

The gardens have been beautifully maintained and are a particular feature of this attractive property making a full inspection essential.

Description

This attractive detached bungalow has been substantially upgraded, extended and improved over the years to offer well planned, beautifully appointed living accommodation that must be seen to be fully appreciated.

The property briefly comprises entrance hall, large lounge, beautifully appointed kitchen/dining room with good sized conservatory off, master bedroom with en suite shower room and dressing room off (potential bedroom 3) with a further double second bedroom. There is an upgraded bathroom, oil central heating, upvc double glazed windows, attractive corner gardens, off street parking with potential caravan space and double garage.

Properties of this quality rarely become available for sale and an early application to view is strongly recommended by the vendors selling agents.

Directions

From junction 23 of the M5 take the first left and proceed up Puriton Hill to the next roundabout and proceed straight across continuing down Puriton Hill to the junction with the A39. Take a left onto the A39 and proceed into the village of Bawdrip. Proceed past the garage and then take a left turn off the A39 signposted for Cossington. Keep left by the triangle, go past the church and Manor Close is the 2nd turning on the left. Proceed into Manor Close and the property will be found in an attractive plot on the left.







GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2023



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. Barringtons & Sons up to £145 inc VAT, Holley & Steer up to £180 inc VAT, HD Financial Ltd up to £240 inc VAT, Tamlyns & Sons up to 120 Inc VAT

