



 BERRYMAN'S
01278 793700
www.berryman.co.uk
FOR SALE

7 Park Close

Cossington, TA7 8LG

Price £255,000

 **BERRYMAN'S**

PROPERTY DESCRIPTION

A spacious, three bedroom, semi detached house, situated in the sought after, Polden Hills village of Cossington.

Entrance porch* Entrance hall* Lounge/diner with door to rear garden* Kitchen opening to utility area* Three first floor bedrooms* Shower room* Double glazing* Driveway and garage to the side* Mature, well stocked rear garden* In need of improvement.

Local Authority

Somerset Council Council Tax Band: C

Tenure: Freehold

EPC Rating: F



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			83
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F		28	
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

PROPERTY DESCRIPTION

Accommodation (Measurements are approximate)

Double glazed door leads through to the:

Entrance Porch

Further door through to:

Entrance Hall

Stairs rising to the first floor and door through to the:

Lounge/Diner

19'4" x 13'0" (5.89m x 3.96m)

Upvc double glazed window to the front and upvc double glazed door with matching side panel to the rear garden. Television point and fireplace surround with solid fuel fire (currently unused).

Kitchen

12'9" x 8'7" overall (3.89m x 2.62m overall)

The kitchen is split into two areas with the main area having a range of wall and floor units with worktops over, stainless steel sink unit, oven and hob (not tested), upvc double glazed window to the side and built in pantry area with original meat store plate. Further area of kitchen with cupboards and upvc double glazed window to the rear and door through to the good sized rear garden.

First Floor Landing

Bedroom 1

Upvc double glazed window to the front.

Bedroom 2

11'5" x 9'1" (3.48m x 2.77m)

Upvc double glazed window to the rear and built in storage cupboard with hot water tank.

Bedroom 3

7'7" x 6'9" maximum (2.31m x 2.06m maximum)

Upvc double glazed window to the front and over stair bulk head.

Shower Room

Comprising suite of corner shower cubicle, pedestal wash hand basin and close coupled w.c. Upvc double glazed window to the rear.

Outside

To the front of the property is an area of garden laid for ease of maintenance with inset shrubs and plants.

Driveway area leads to the:

Rear Garden

The rear garden is of a good size offering a good degree of privacy with patio seating area and large lawn area with borders containing mature shrubs and bushes. There is a greenhouse to the rear of the garage.

Garage

20'11" x 10'6" (6.38m x 3.20m)

Up and over door.

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 complimented by a mature, well stocked garden to the rear which enjoys a high degree of privacy. The property offers purchasers the opportunity to improve the accommodation to their own taste.

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.

Directions

Southbound on the M5 motorway, take Junction 23 (Dunball) and first left onto Puriton Hill. Continue over Puriton Hill to the T Junction and turn right on to the A39 signposted Street and Glastonbury. After approximately one mile, turn left by the garage into Woolavington and first right towards the village of Cossington where the turning into Park Close can be found on the left hand side just past the vets.

Material Information

Additional information not previously mentioned

- Mains electric and water
- Water not metered
- Electric night storage heating
- 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

checker.ofcom.org.uk/en-gb/broadband-coverage

Flood Information:

flood-map-for-planning.service.gov.uk/location







GROUND FLOOR
430 sq.ft. (40.0 sq.m.) approx.



1ST FLOOR
376 sq.ft. (34.9 sq.m.) approx.



TOTAL FLOOR AREA: 806 sq.ft. (74.9 sq.m.) approx.

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.
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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. 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

