

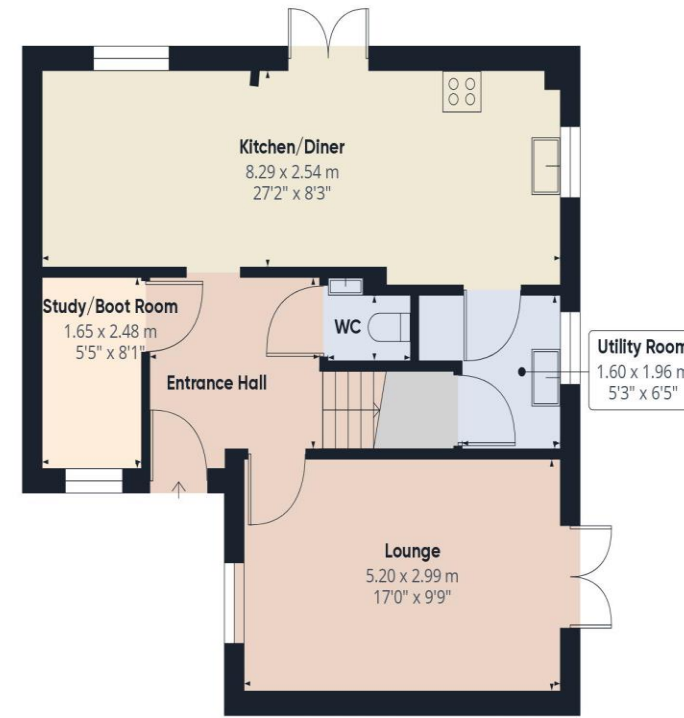


37 Trivetts Way, Cossington, Bridgwater, TA7 8JN

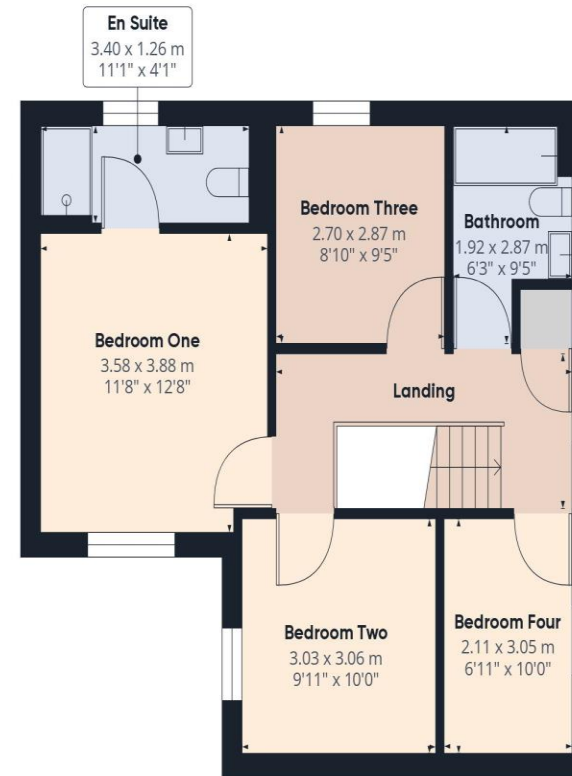
£385,000 - Freehold

Four Bedrooms | Master With En Suite | Upgraded Kitchen/Diner | Useful Utility Room | Dual Aspect Lounge | Study/Boot Room | Upgraded Kitchen | 'Vaillant' Boiler | Quiet Edge of Development Position | Council Tax Band: E & EPC Rating: TBC





Floor 0



Floor 1

Approximate total area⁽¹⁾

109.95 m²

1183.44 ft²

(1) Excluding balconies and terraces

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

Nestled in a quiet corner of this modern development and with fields to the rear, this modern four bedroom home is quite a find!

Having bought the property from new, the owners asked the builders to leave the kitchen/diner as one big open space. What you have now is a great area for family dining or entertaining that has French doors into the private and attractive rear garden.

From the kitchen there is also access to the utility room and in turn, storage space under the stairs.

Completing the ground floor accommodation is the WC, useful study/boot room and the bright, dual aspect lounge - all accessible from what is a large entrance hall.

To the first floor are the four bedrooms, the en suite to the main bedroom and main bathroom. The bedrooms are of a good size and bedroom one particularly, has a great amount of space for bedroom furniture.

Outside there is parking to the front and a garage. Our vendors also manage to park a second car by the front door. The garage has no power or lighting but is nicely positioned and there is a door from the side of the garage into the side garden area.

The rear garden has a field beyond the boundary fence and to one side, is the village hall. The village hall car park is locked when not in use and the hall itself is a single storey building, maintaining that privacy to the rear garden.

Cossington is one of the very well served 'Polden Villages', between them they are host to shops, pubs, several churches and village halls, butchers, vets, hairdressers, a gym, cafe and at Shapwick, the bustling cricket pavilion with views of Glastonbury Tor.

This is a lovely home with generous proportions and a feeling of privacy. The property is well decorated and the upgraded kitchen, with integrated dishwasher and fridge/freezer that was installed in 2020, is a focal point of the home.

Other notable points are the fibre optic internet connection and the 'Vaillant' boiler that was installed around 2018/2019.

Please note that there is an annual Estate Charge of around £120 per year. Please ensure your legal representative seeks full verification on this.

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.