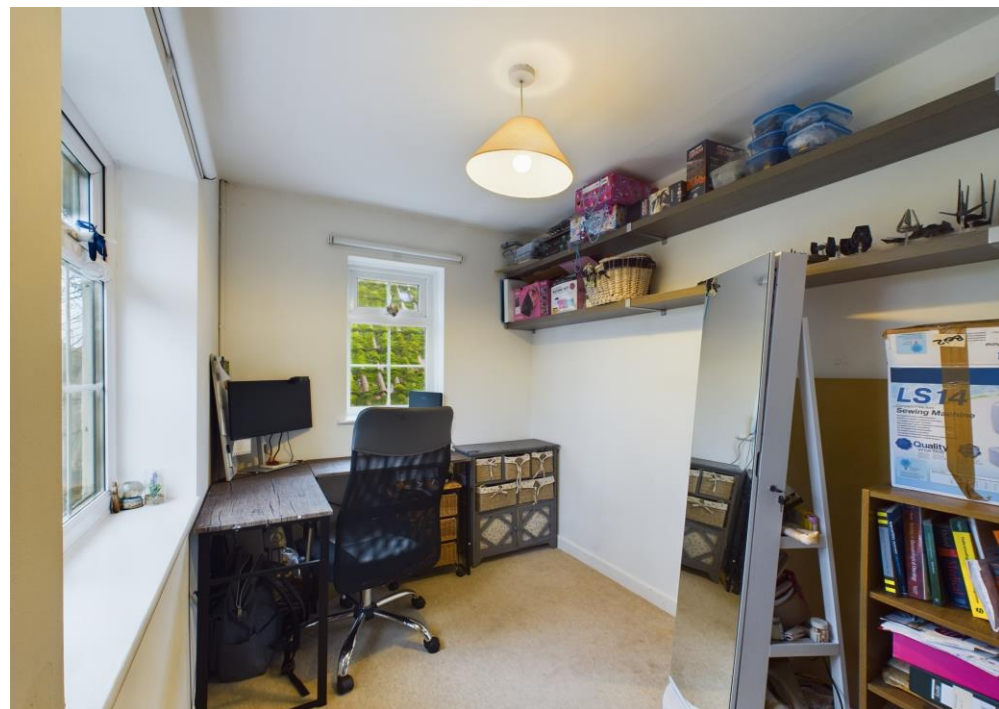




'The Haven', Manor Road, Cossington, Bridgwater, TA7 8JR

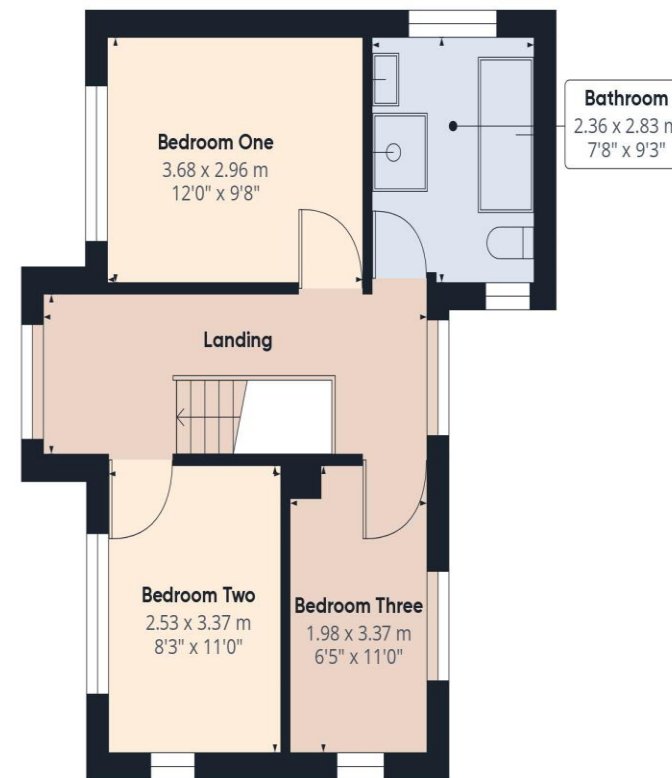
£374,950 - Freehold

Three Bedrooms | Private Dual Aspect Lounge | Spacious Kitchen/Diner | Play Room | Two Wood Burning Stoves | West Facing Rear Garden | Home/Garden Office | Abundance Of Local Amenities | Great Access To M5 For Commuters | Council Tax Band: D & EPC Rating: F





Floor 0 Building 1



Floor 1 Building 1

Approximate total area⁽¹⁾

99.49 m²
1070.91 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

'The Haven', such an appropriate name for this gorgeous detached property, nestled in the pretty and very well served village of Cossington.

The village itself and its surrounding 'Polden' villages have a vast array of amenities including shops, schools, doctor's surgeries, a veterinary surgery, cafe, hairdresser, butcher and a good choice of pubs.

Dog walks are great from here with short circular routes or longer trips through the villages.

Location wise, Cossington sits between Street and Bridgwater and has easy access to the M5. Taunton is within 30 minutes and Bristol and Exeter would be easily commutable via the M5, with junction 23 being just a short drive away.

Inside of this lovely home there is a large and welcoming entrance hall with stairs to the first floor and access to the cloakroom, kitchen/diner and lounge. The lounge is private with the house being elevated and is dual aspect, allowing for plenty of natural light.

The kitchen/diner is then a lovely well proportioned family space to enjoy with access to under stairs storage, the garden and what is currently used as a play room. This versatile space could be a work from home space, yoga studio or it could play host to a quiet reading area with two skylights setting the evening mood.

To the first floor are the three bedrooms and large bathroom, complete with shower enclosure and free-standing roll top bath.

Outside there is a pretty and interesting staggered front garden and to the rear is a lovely west facing patio area and area of lawn. At the bottom of the garden is a home office, complete of course with power.

The Polden villages do not have gas, and therefore the property is warmed by a fully electric 'eco boiler' which is positioned in the loft. It provides instant hot water with no additional cylinders or tanks throughout the home and the lofty itself is part boarded, insulated and has power and lighting.

For additional heating there are the two wood burning stoves positioned in the main lounge and dining area.

This is a lovely home with a great feel. Please note that although there is no parking, the vendors do have planning permission to create some within the front garden space.

Energy performance certificate (EPC)		
The Haven Manor Road Cossington BRIDGWATER TA7 6JR	Energy rating F	Valid until: 29 June 2030 Certificate number: 6600-7526-5500-2400-3276
Property type	Detached house	
Total floor area	102 square metres	

Rules on letting this property

! You may not be able to let this property

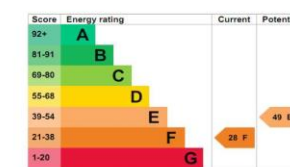
This property has an energy rating of F. It cannot be let, unless an exemption has been registered. You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

Properties can be let if they have an energy rating from A to E. You could make changes to [improve this property's energy rating](#).

Energy rating and score

This property's energy rating is F. It has the potential to be E.

[See how to improve this property's energy efficiency.](#)



The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:
the average energy rating is D
the average energy score is 60

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.