

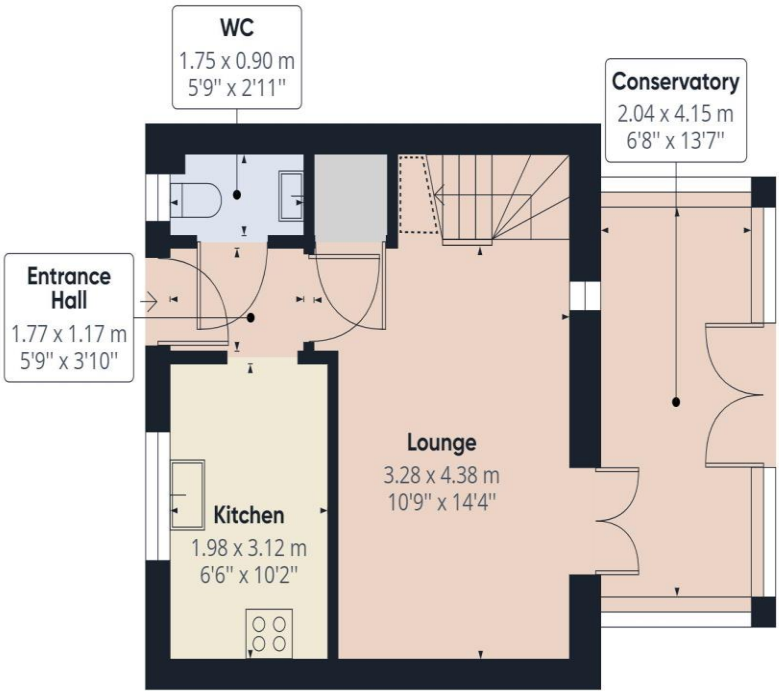


6 Trivetts Way, Cossington, Bridgwater, TA7 8JN

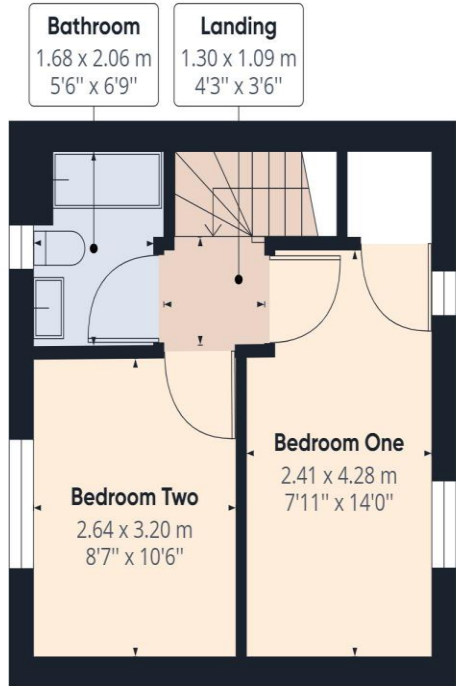
£285,000 - Freehold

Desirable Village Location | Two Parking Spaces | Two Double Bedrooms | Front Aspect Kitchen Overlooking Quiet Cul De Sac | Conservatory | Cloakroom | Extremely Well Presented Throughout | Gas Central Heating | Very Good Local Amenities | Council Tax Band: B & EPC Rating: C





Floor 0 Building 1



Floor 1 Building 1



Approximate total area⁽¹⁾

60.69 m²
653.24 ft²

Reduced headroom

1.03 m²
11.11 ft²

(1) Excluding balconies and terraces

Reduced headroom
(below 1.5m/4.92ft)

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

Situated in a quiet cul de sac and in the delightful village of Cossington, this very well maintained and much improved two double bedroom property comes with off road parking for two cars, a cloakroom, gas central heating and the addition of a conservatory/dining room.

The conservatory/dining room was added in 2013 after the property was originally built around 11 years ago by Strongvox Homes. It has a low level wall, pitched roof, tiled floor and fitted electric heater.

The rest of the property however, is warmed by a gas central heating system, not usually found in the Polden Villages. The gas supply comes from two tanks situated next to the village hall which sits upon the same site and each property on the development has a gas metre to measure individual usage.

Outside and to the front there is a tarmac driveway with space for two cars that leads to the side gate, which gives access to the rear garden.

The rear garden is the widest in the terrace and provides a low maintenance space, beautifully and thoughtfully landscaped by the current owner, and one in which to enjoy the early evening sun.

This quiet cul de sac consists of just 11 homes and is nicely situated for country walks and gives easy access by car to the neighbouring Polden villages, which between them provide shops, schools, doctors surgeries, pubs, coffee shops, a gym, nail bar, butcher and hairdressers.

Slightly further afield there is good access to Taunton, Street, Burnham and Bridgwater, as Cossington is placed no more than 30-35 minutes from all of these towns. Junction 23 of the M5 is also just 10 minute drive.

Please note that there is an annual Estate Management charge payable each June. We have been advised that the fee paid this year was £120.

ROOM SIZES & ADDITIONAL INFORMATION

Ground Floor	First Floor	Tenure
		Freehold
Kitchen	Bedroom One	Services
6' 6" x 10' 3" (1.98m x 3.12m)	7' 11" x 14' 1" (2.41m x 4.28m)	LPG gas supply. Electricity, water and mains drainage
Cloakroom	Bedroom Two	Heating
5' 9" x 2' 11" (1.75m x 0.90m)	8' 8" x 10' 6" (2.64m x 3.20m)	Gas central heating
Lounge	Bathroom	Council Tax Band
10' 9" x 14' 4" (3.28m x 4.38m)	5' 6" x 6' 9" (1.68m x 2.06m)	B
Conservatory	Agents Note	
6' 8" x 13' 7" (2.04m x 4.15m)	Some of the photographs used have been taken with a wide angled lens to show the property off to its best advantage. Please note the floorplan is for guidance only.	

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.

22/09/2021, 13:51

Energy performance certificate (EPC) - Find an energy certificate - GOV.UK

Energy performance certificate (EPC)

6, Trivetts Way
Cossington
BRIDGWATER
TA7 8JN

Energy rating
C

Valid until:
16 September 2022
Certificate number: 0200-3813-7415-9692-0831

Property type
End-terrace house

Total floor area
55 square metres

Rules on letting this property

Properties can be rented if they have an energy rating from A to E.

If the property is rated F or G, 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>).

Energy efficiency rating for this property

This property's current energy rating is C. It has the potential to be C.

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

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

Properties are given a rating from A (most efficient) to G (least efficient).

Properties are also given a score. The higher the number the lower your fuel bills are likely to be.

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

Score

Energy rating

Current

Potential

92+

A

81-91

B

69-80

C

72 | C

73 | C

55-68

D

39-54

E

21-38

F

1-20

G

https://find-energy-certificate.digital.communities.gov.uk/energy-certificate/0200-3813-7415-9692-0831?print=true

1/4