



1 Cogbury Cottage
Podimore, BA22 8JE

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Asking Price - £325,000

Tenure – Freehold

Local Authority – South Somerset District Council

Summary

1 Cogbury Cottage is a stone built end of terrace house with good size accommodation including sitting room, dining room, kitchen, two large double bedrooms and modern bathroom. From the kitchen there is a useful covered dining area opening to the garden. A particular feature of the cottage is the superb size plot with gardens divided into several plots all extending to over a third of an acre. A gated driveway leads to the parking area.

Services

Mains water, drainage and electricity are all connected. Oil fired central heating. Council tax band B.

Entrance Porch

With door to the entrance hall.

Entrance Hall

With stairs to the first floor.

Dining Room/Sitting Room 13' 0" x 12' 0" (3.95m x 3.67m)

With window to the front and full width window to the side. French doors lead to the outside covered dining area. Radiator and raised plinth with cast iron Aga wood burning stove.

Sitting Room 15' 6" x 13' 8" (4.72m x 4.16m)

With window to the front, radiator and stone fire place.

Kitchen 13' 4" x 8' 5" (4.06m x 2.57m)

With two windows to the rear, range of base and wall mounted kitchen units with stainless steel sink. Cupboard for fridge and freezer, cooker with extractor hood over and dishwasher. Walk in storage cupboard and large cupboard housing the boiler and space for washing machine with shelving,

Open Covered Dining Area 12' 4" x 1049' 10" (3.75m x 320m)

Ideal for outside dining and entertaining.

Landing

Radiator.

Bedroom 1 16' 7" x 12' 3" (5.06m x 3.74m)

With two windows to the front, radiator and exposed floor boards. Storage cupboard, feature fireplace.



Bedroom 2 11' 11" x 8' 8" (3.63m x 2.65m)

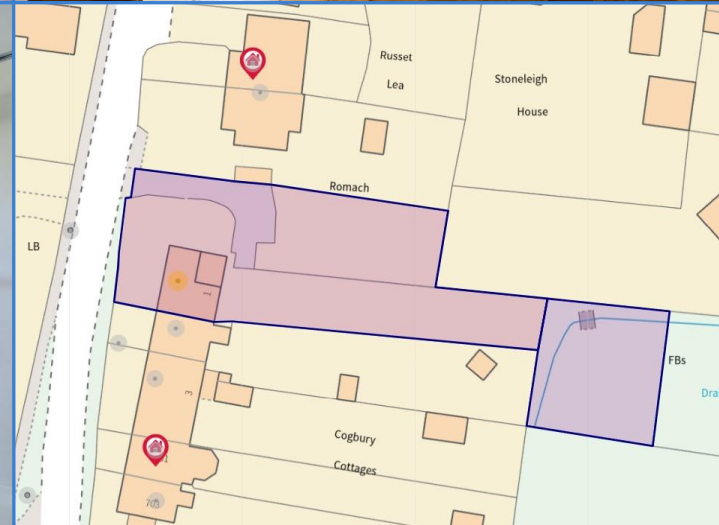
With window to the rear, radiator and exposed floor boards. Large access hatch to the attic with ladder, light and boarding.

Bathroom 8' 4" x 7' 4" (2.55m x 2.23m)

With window to the side, modern bathroom suite comprising low level WC, wash hand basin and panelled bath. Shower cubicle with mains shower. Heated towel rail.

Outside

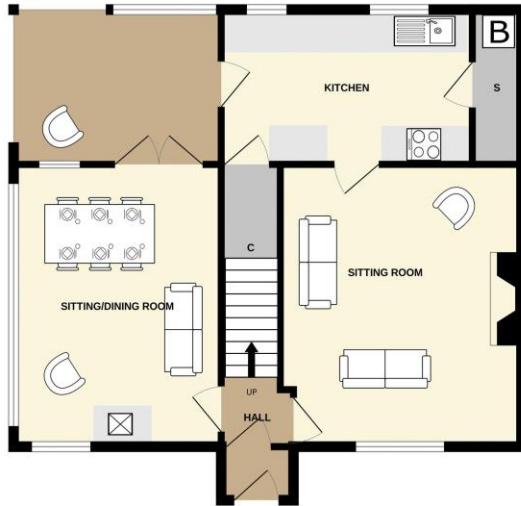
To the front of the cottage is a stone wall and path to the front door, there are flower beds to either side. To the side of the property there is a vegetable garden and path leading to the rear. A five bar gate and driveway leads to off road parking. There are several enclosed gardens with the property divided by a central stone wall, all the gardens are well presented with well stocked borders, pond and summerhouse. There is also an attractive wild flower garden.







GROUND FLOOR
692 sq.ft. (64.3 sq.m.) approx.



1ST FLOOR
407 sq.ft. (37.8 sq.m.) approx.



TOTAL FLOOR AREA: 1099 sq.ft. (102.1 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	59	74
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



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