



GIBBINS RICHARDS 

1 Barley Close, Cossington, Nr. Bridgwater TA7 8JL

£250,000

GIBBINS RICHARDS 
Making home moves happen

A modern three bedroom semi-detached house located within the popular village of Cossington on the 'Polden Hills'. The property is warmed by 'LPG' heating, UPVC double glazing throughout, off road parking, single garage and private enclosed rear garden. The accommodation comprises in brief; entrance hallway, cloakroom, kitchen/diner, sitting room, three first floor bedrooms (master with en-suite shower room) and family bathroom.

Tenure: Freehold / Energy Rating: D / Council Tax Band: D

Cossington is a sought after village nestled on the edge of the 'Polden Hills' and contains a nearby vets, village hall, park and primary school. Bridgwater is approximately 4 miles distant, whilst the towns of both Street and Glastonbury are within 10 miles.

POPULAR VILLAGE LOCATION
THREE BEDROOM SEMI DETACHED HOUSE
IMMACULATELY PRESENTED THROUGHOUT
LPG HEATING
FULLY DOUBLE GLAZED
EN-SUITE SHOWER ROOM / FAMILY BATHROOM / GROUND FLOOR
CLOAKROOM
OFF ROAD PARKING
SINGLE GARAGE





GIBBINS RICHARDS

Entrance Hallway
Cloakroom

5' 7" x 2' 11" (1.7m x 0.9m) Front aspect obscure window. Low level WC and wash hand basin.

Kitchen

14' 1" x 9' 6" (4.3m x 2.9m) Front aspect window. Fitted floor and wall cupboards. Integrated electric oven and gas hob.

Sitting Room

17' 5" x 13' 9" (5.3m x 4.2m) French doors to rear garden. Storage cupboard.

First Floor Landing
Bedroom 1

Doors to three bedrooms and family bathroom. 13' 1" x 10' 6" (4.m x 3.2m) Front aspect window. Door to;

En-Suite Shower Room

4' 7" x 4' 3" (1.4m x 1.3m) Fitted with a low level WC, wash hand basin and enclosed shower.

Bedroom 2

11' 2" x 10' 6" (3.4m x 3.2m) Rear aspect window.

Bedroom 3

8' 2" x 6' 7" (2.5m x 2.m) Rear aspect window.

Family Bathroom

5' 11" x 5' 7" (1.8m x 1.7m) Front aspect obscure window. Fitted with a modern suite comprising low level WC, wash hand basin and bath with over head shower.

Outside

To the front of the property there is off road parking in front of the single garage under the neighbouring coach house. The rear garden is laid to patio and lawn with planting borders. Side access gate.

AGENTS NOTE

The development has a maintenance charge payable to First Port of £120.00 per annum. This payment covers the communal garden area's and the communal sky dish maintenance. In addition the property is supplied by a LPG tank which supplies the whole development and the management company negotiate the best rate.

Please note the title to the property is freehold but the garage is held under a leasehold title. The term of the Lease is 999 years from 1st Janary 2011. We understand there is a yearly fee payable, full details of the Lease and charges should be sought via your Legal Representative.



GIBBINS RICHARDS

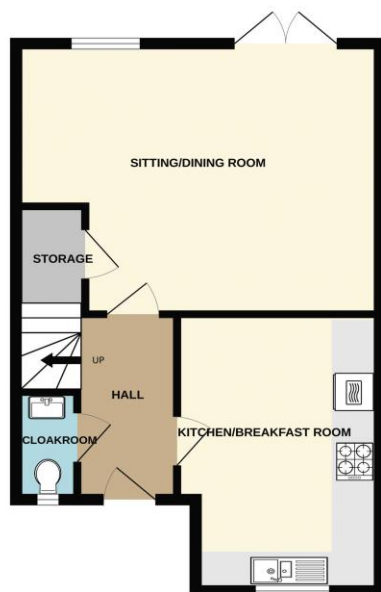


GIBBINS RICHARDS

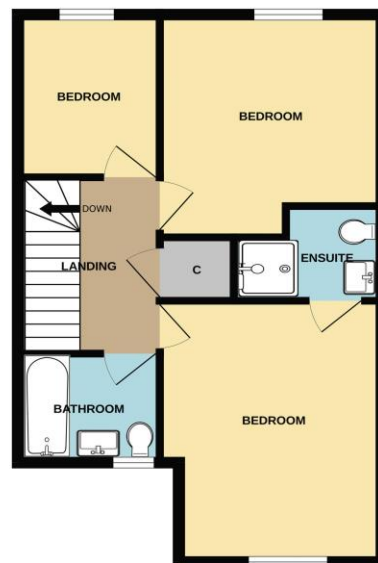


GIBBINS RICHARDS

GROUND FLOOR
452 sq.ft. (42.0 sq.m.) approx.



1ST FLOOR
453 sq.ft. (42.1 sq.m.) approx.



TOTAL FLOOR AREA: 905 sq.ft. (84.1 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.
Made with Metropix C2024.



The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.

References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor.

Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.



We routinely refer potential sellers and purchasers to a selection of recommended conveyancing firms – both local and national. It is their decision whether to use those services. In making that decision, it should be known that we receive a payment benefit of not more than £200 per transaction.
We routinely refer potential sellers and purchasers to Mortgage Advice Bureau (MAB) for mortgage and protection advice. It's their decision whether to use those services. In making that decision, it should be known that we receive a payment benefit of not more than £250 per case.
Once an offer is accepted by our client, an Administration Fee of £30 + VAT (£36) per buyer will be required in order for us to process the necessary checks relating to our compliance and Anti-Money Laundering obligations. This is a non-refundable payment and cannot be returned should a purchase cease to continue. It can be paid via a card machine, or via BACS transfer.

17 High Street, Bridgwater, Somerset TA6 3BE Tel: 01278 444488
Email: bw@gibbinsrichards.co.uk Web: www.gibbinsrichards.co.uk