

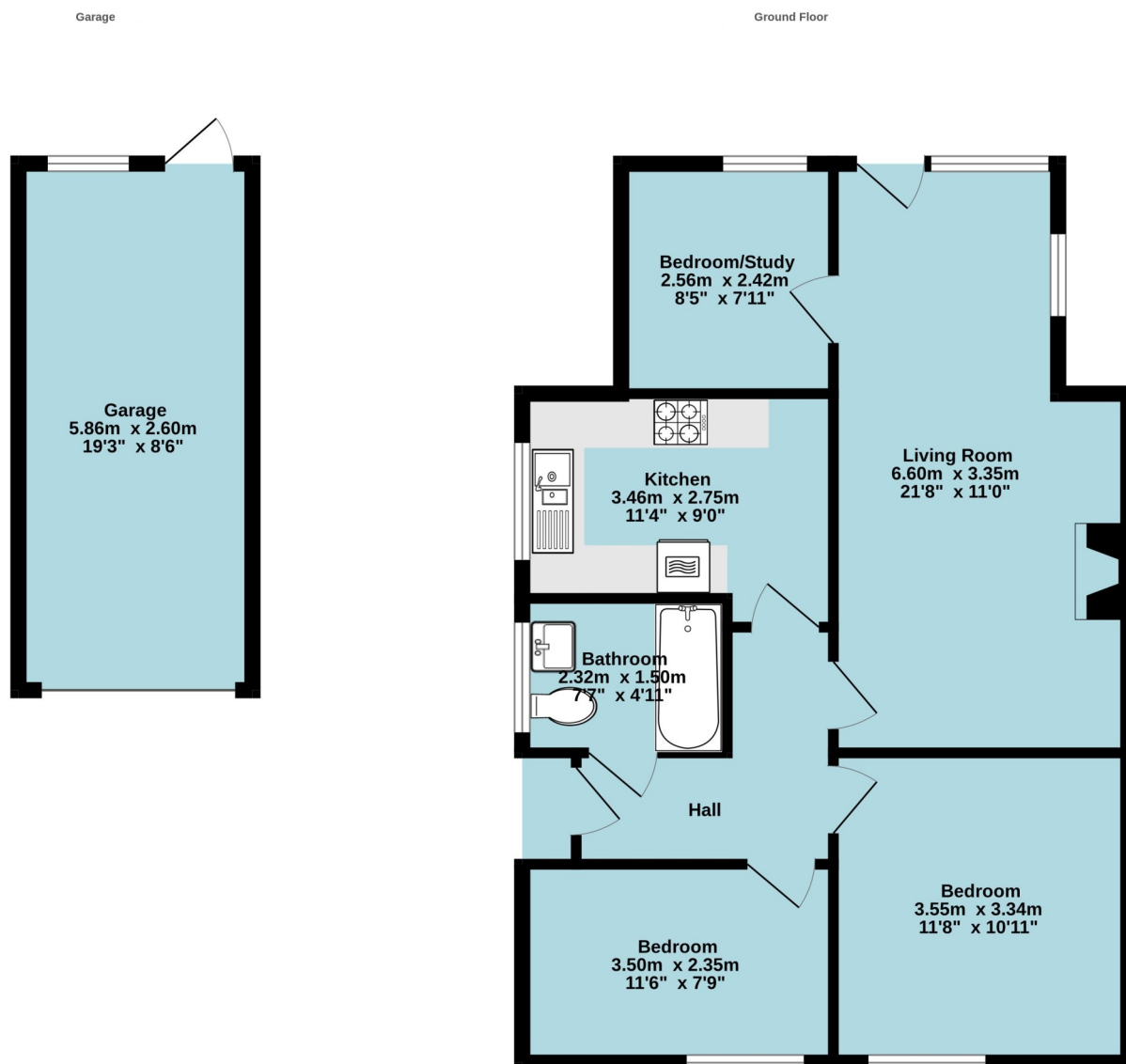


Broderip, Cossington
 Bridgwater, TA7
 £325,000 Freehold

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Wilkie May & Tuckwood

Floor Plan



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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Description

This extremely well presented extended three bedroom bungalow benefits from underfloor heating throughout and generous parking for four vehicles, garage and landscaped gardens to the rear. A fantastic opportunity to acquire a property in the sought after village of Cossington, on the Polden Hill ridge.

- Sought after village location
- Three bedroom extended bungalow
- Over 21' living/dining room
- Kitchen
- Bathroom
- Oil underfloor heating throughout
- Front lawned garden
- Garage and off-road parking
- Private landscaped rear garden

THE PROPERTY:

The property is situated in the popular Polden Hill village of Cossington in a cul-de-sac position.

The accommodation comprises a door to the entrance hall, a side aspect kitchen fitted with a range of high and low level units, along with a built-in double oven, hob with an extractor hood and recesses for domestic appliances. The dwelling has an extended living/dining room with a double glazed door overlooking and accessing the rear garden and a fireplace area. From the entrance lobby is access to two bedrooms with a third bedroom from the living room. There is an upgraded bathroom with a bath, shower over, heated towel rail, WC, vanity basin and a double glazed window.

Outside – To the front is a lawned garden, a side driveway provides off-road parking leading to the garage. To the rear the garden is laid predominantly to lawn, together with a decking

area and the garden has been landscaped with many shrubs and trees adding to the general privacy of this private garden.

LOCATION: Situated in the popular Polden Hills village of Cossington within close proximity of the M5 junction 23 and 5.5 miles from Bridgwater which offers a full range of amenities including retail, educational and leisure facilities. Main line links can be found at Bridgwater Railway station and there is a daily coach service to London Hammersmith from Bridgwater Bus station. The M5 junction 23 is approximately 3.5 miles away allowing easy access to the county town of Taunton which is an 18 mile journey, Glastonbury 10.5 miles and Bristol is approximately 37 miles. The village has a range of local amenities including parish church, village hall, local inn and convenience shops and a post office are approximately 1 mile distance for day to day needs.



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GENERAL REMARKS AND STIPULATION

Tenure: The property is offered for sale Freehold by private treaty.

Construction: Traditionally built.

Services: Mains water, mains electricity, mains drainage, oil central heating.

Local Authority: Sedgemoor District Council House, Bridgwater House, King Square, Bridgwater, TA6 3AR

Council Tax Band: B

Broadband Coverage: We understand that there is ultrafast mobile coverage. The maximum available broadband speeds are: 900Mbps download and 200Mbps upload. We recommend you check coverage on [Mobile and Broadband checker - Ofcom](#)

Mobile Phone Coverage: Limited voice and data available with EE and Vodafone. Limited voice only: O2.

Flood Risk: Rivers and sea: Very low risk **Surface water:** Very low risk **Reservoirs:** Unlikely **Groundwater:** Unlikely

We recommend you check the risks on [Check the long term flood risk for an area in England - GOV.UK \(www.gov.uk\)](#)

Planning: Local planning information is available on [Planning Online \(somerset.gov.uk\)](#)



IMPORTANT NOTICE Wilkie May & Tuckwood for themselves and for the vendors of the property, whose agents they are, give notice that: 1. the particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchaser and do not constitute part of an offer or contract. Prospective purchasers and lessees ought to seek their own professional advice. 2. All descriptions, dimensions, areas, reference to condition and necessary permissions for use and occupation and other details are given in good faith, and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 3. No person in the employment of Wilkie May & Tuckwood has any authority to make or give any representations or warranty whatever in relation to this property on behalf of Wilkie May & Tuckwood, nor enter into any contract on behalf of the vendor. 4. No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties which have been sold, let or withdrawn. Photographs taken and details prepared in August 2023.

MEASUREMENTS AND OTHER INFORMATION All measurements are approximate. While we endeavour to make our sales particular accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information with you.

Code of Practice for Residential Estate Agents: Effective from 1 August 2011:

8. Financial Evaluation: 8a At the time that an offer has been made and is being considered by the seller, you must take reasonable steps to find out from the prospective buyer the source and availability of his funds for buying the property and pass this information to the seller. Such information will include whether the prospective buyer needs to sell a property, requires a mortgage, claims to be a cash buyer or any combination of these. Such relevant information that is available should be included in the Memorandum of Sale having regard to the provisions of the Data Protection Act. 8b These reasonable steps must continue after acceptance of the offer until exchange of contracts (in Scotland, conclusion of missives) and must include regular monitoring of the prospective buyer's progress in achieving the funds required, and reporting such progress to the seller. 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 their purpose. A Buyer is advised to obtain verification from their solicitor or surveyor. References to the Tenure of the 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.

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