



Plot 13 - The Marlborough, Grange Meadows, Cannington, Nr. Bridgwater TA5 2LD
£400,000

GIBBINS RICHARDS 
Making home moves happen

BRAND NEW - The Marlborough is an attractive four bedroom detached house with garage and two parking spaces. The accommodation comprises; entrance hallway leading to spacious living room and kitchen/dining/family room. Separate utility and ground floor cloakroom. To the first floor are four good size bedrooms (master with en-suite shower room) and family bathroom.

**** Available now for immediate reservation ****

Grange Meadows is a brand new development of 73 units, in the heart of the beautiful Somerset countryside. Grange Meadows lays at the entrance of Cannington, a delightful village steeped in history and packed with local amenities. Available now for immediate reservation! Comprising a range of substantial and imaginative 3, 4 and 5 bedroom house designs. Each property has a 10 year Warranty and is traditionally built to Crest Nicholson's award winning standard. A full specification schedule is available upon request. Situated within walking distance of the centre of this popular and picturesque village. Cannington is positioned at the foot of the Quantock Hills, an area of Outstanding Natural Beauty. The West Somerset Coastline is within 4 miles and the Exmoor National Park is nearby. Furthermore, the M5 motorway can be conveniently accessed at Junctions 23 and 24, Bridgwater.

AVAILABLE FOR IMMEDIATE RESERVATION
 FOUR BEDROOM DETACHED HOUSE
 ASSISTED MOVE CONSIDERED
 LOCATED IN THE THRIVING VILLAGE OF CANNINGTON
 BRANDED KITCHEN APPLIANCES & SANITARY WARE
 UPVC DOUBLE GLAZING / GAS CENTRAL HEATING
 KITCHEN & TILING CHOICES FOR EARLY RESERVATIONS

Entrance Hallway	
Ground Floor Cloakroom	
Living Room	22' 4" x 11' 5" (6.80m x 3.48m)
Kitchen/Dining/Family Room	22' 4" x 10' 11" (6.80m x 3.32m)
Separate Utility	
First Floor Landing	
Bedroom 1	11' 11" x 10' 0" (3.63m x 3.05m)
En-Suite Shower Room	
Bedroom 2	11' 2" x 10' 2" (3.40m x 3.10m)
Bedroom 3	11' 9" x 11' 0" (3.58m x 3.35m)
Bedroom 4	11' 1" x 8' 2" (3.38m x 2.49m)
Family Bathroom	
AGENTS NOTE	This property is subject to an Estate Charge of £212.03 per annum towards ongoing maintenance and upkeep of the estate. Full details of this can be sought via your Legal Representative.



For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. Some photographs may have been taken using a wide angle lens. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the 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.