



GIBBINS RICHARDS 

6 Grange Close, Cannington, Nr. Bridgwater TA5 2LA

£265,000

GIBBINS RICHARDS 
Making home moves happen

An up-dated and extended three bedroom terrace house with additional loft room in the popular village of Cannington. The property is in a prime position for those wishing to commute to Hinkley Point. The accommodation comprises in brief; entrance porch, hallway, sitting room, dining room and kitchen. To the first floor are three good size bedrooms and shower room with an additional loft room with eaves storage. Externally there are front and rear gardens.

Tenure: Freehold / Energy Rating: TBC / Council Tax Band: B

Located in a pleasant position within easy access to village amenities. Cannington is located just a short drive to north west of Bridgwater. Bridgwater town itself provides an excellent range of shopping, leisure and financial amenities as well as good access to the M5 motorway at Junctions 23 and 24 together with a mainline intercity railway station.

THREE BEDROOM TERRACE HOUSE
SITTING ROOM
ADDITIONAL DINING ROOM
WELL EQUIPPED KITCHEN
LOFT ROOM WITH EAVES STORAGE
FRONT & REAR GARDENS
WALKING DISTANCE TO VILLAGE AMENITIES
NO ONWARD CHAIN
IDEAL FAMILY HOME
VIEWING ADVISED
RECENTLY INSTALLED NEW CENTRAL HEATING BOILER





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Entrance Porch	Leading to;
Hallway	Leading to sitting room, dining room and kitchen. Stairs to first floor.
Sitting Room	14' 9" x 14' 9" (4.5m x 4.5m) Front aspect window. Feature fireplace. Double doors opening to;
Dining Room	10' 6" x 8' 2" (3.2m x 2.5m) Sliding patio doors to rear garden.
Kitchen	13' 9" x 10' 6" (4.2m x 3.2m) Rear aspect window, Door to rear garden. Matching eye and low level units with built-in electric oven and hob. Space and plumbing for washing machine and dishwasher.
First Floor Landing	Doors to three bedrooms and shower room. Stairs continuing to loft room.
Bedroom 1	11' 2" x 10' 0" (3.4m x 3.06m) Front aspect window. Built-in wardrobe.
Bedroom 2	11' 10" x 8' 2" (3.6m x 2.5m) Rear aspect window. Built-in wardrobe.
Bedroom 3	8' 6" x 7' 10" (2.6m x 2.4m) Front aspect window. Built-in wardrobe.
Shower Room	6' 3" x 5' 7" (1.9m x 1.7m) Rear aspect obscure window. Equipped in a modern suite comprising walk-in shower, vanity unit with wash hand basin, low level WC.
Loft Room	15' 9" x 12' 10" (4.8m x 3.9m)(max) Rear aspect window. Storage cupboards and additional eaves storage.
Outside	To the rear is a private fully enclosed garden which is graveled, laid to lawn and shrubbed. With rear access gate. To the front the property faces the open green with shared pathways the neighboring properties.



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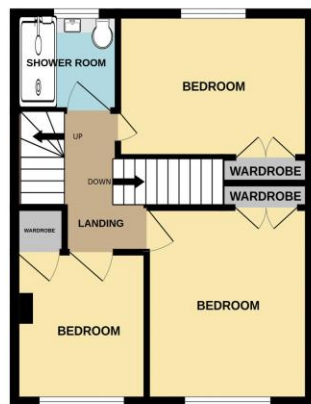


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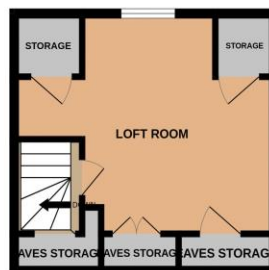
GROUND FLOOR
576 sq.ft. (53.6 sq.m.) approx.



1ST FLOOR
414 sq.ft. (38.4 sq.m.) approx.



2ND FLOOR
242 sq.ft. (22.5 sq.m.) approx.



TOTAL FLOOR AREA : 1232 sq.ft. (114.5 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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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.

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