



GIBBINS RICHARDS 

5 Southbrook, Cannington, Nr. Bridgwater TA5 2LB

£309,950

GIBBINS RICHARDS 
Making home moves happen

A well proportioned extended four bedroom semi-detached house in the popular village of Cannington. The property benefits from both side and rear extension with multiple off road parking to the front. The accommodation comprises in brief; entrance hallway, sitting room, ground floor bedroom, kitchen/dining/family room, secondary hallway, utility and shower room. To the first floor are three bedrooms and family bathroom. Externally to the front there is off road parking for multiple vehicles and private fully enclosed garden to the rear.

Tenure: Freehold / Energy Rating: C / 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.

EXTENDED
MULTIPLE OFF ROAD PARKING
GAS CENTRAL HEATING
VILLAGE LOCATION
WALKING DISTANCE TO LOCAL SHOPS & AMENITIES
EASY COMMUTER PICK-UP POINTS
WELL PROPORTIONED
DOUBLE GLAZING THROUGHOUT





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| Entrance Hallway | Leading to Bedroom 4, sitting room and kitchen/dining room. Stairs to first floor. |
| Sitting Room | 13' 1" x 12' 2" (4m x 3.7m) Front aspect window. Feature fireplace. |
| Kitchen/Dining Room | 19' 4" x 17' 9" (5.9m x 5.4m) French doors to rear garden. Rear aspect windows, Two Velux windows. Built-in electric cooker and hob. Integrated dishwasher. |
| Secondary Hallway | Leading to shower room, utility, Bedroom 1 and garden. |
| Shower Room | 5' 3" x 4' 11" (1.6m x 1.5m) Three piece suite comprising low level WC, wash hand basin and shower enclosure. Heated towel rail. Rear aspect obscure window. |
| Utility Room | 6' 7" x 5' 3" (2m x 1.6m) Space and plumbing for washing machine. |
| Bedroom 1 | 18' 8" x 8' 10" (5.7m x 2.7m) Front and side aspect windows. Two Velux windows. |
| First Floor Landing | Doors to three bedrooms and family bathroom. Side aspect window. Hatch to loft. |
| Bedroom 2 | 12' 6" x 9' 10" (3.8m x 3.0m) Front aspect window. Built-in wardrobe. |
| Bedroom 3 | 12' 10" x 8' 2" (3.9m x 2.5m) Front aspect window. Built-in wardrobe. |
| Bedroom 4 | 9' 2" x 9' 2" (2.8m x 2.8m) (max) Front aspect window. |
| Family Bathroom | 6' 3" x 5' 3" (1.9m x 1.6m) Rear aspect obscure window. White suite comprising low level WC, wash hand basin and bath with overhead shower. Heated towel rail. |
| Outside | Externally to the rear is a private enclosed garden laid to patio and lawn. To the front is off road parking for multiple vehicles. |



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GROUND FLOOR
838 sq.ft. (77.8 sq.m.) approx.

1ST FLOOR
424 sq.ft. (39.3 sq.m.) approx.



TOTAL FLOOR AREA : 1261 sq.ft. (117.2 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.
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