



GIBBINS RICHARDS 

2 Flint Close, Cannington, Nr. Bridgwater TA5 2SX

£375,000

GIBBINS RICHARDS 
Making home moves happen

A modern and well appointed detached family home located on the 'Grange Meadows' development on the edge of this popular village. The accommodation includes; entrance hall, cloakroom, generous size sitting room, spacious kitchen/dining room with built-in appliances, utility room together with four generous size bedrooms including en-suite shower room and separate bathroom. Fully enclosed rear garden, driveway and garage.

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

An internal viewing is highly recommended to fully appreciate this spacious four bedroom executive style home located on the popular 'Grange Meadows' development. The property was constructed in 2023 by Crest Nicholson and therefore benefits from its residue of a full ten year NHBC warranty. Local facilities are close to hand including a primary school, playing fields, medical centre, public houses, stores etc. Bridgwater town centre is just under four miles distant which provides a host of shopping and leisure facilities together with M5 motorway access.

DETACHED EXECUTIVE HOUSE
LARGE SITTING ROOM
WELL EQUIPPED KITCHEN/DINING ROOM
SEPARATE UTILITY
FOUR DOUBLE BEDROOMS
EN-SUITE SHOWER ROOM
GARAGE
ENCLOSED REAR GARDEN
SMALL POPULAR DEVELOPMENT





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Entrance Hall	
Cloakroom	
Sitting Room	22' 5" x 11' 5" (6.83m x 3.48m)
Kitchen/Dining Room	22' 5" x 11' 0" (6.83m x 3.35m) incorporating built-in appliances with double oven, gas hob, fridge/freezer and dishwasher, access to garden.
Utility Room	6' 8" x 6' 5" (2.03m x 1.95m) downstairs storage and gas boiler.
First Floor Landing	
Bedroom 1	13' 8" x 13' 6" (4.16m x 4.11m) Double built-in wardrobe.
En-Suite Shower Room	Incorporating a double shower enclosure.
Bedroom 2	11' 10" x 11' 8" (3.60m x 3.55m)
Bedroom 3	11' 10" x 10' 8" (3.60m x 3.25m)
Bedroom 4	11' 0" x 8' 10" (3.35m x 2.69m)
Family Bathroom	6' 11" x 6' 2" (2.11m x 1.88m)
Outside	There is a two car driveway leading to garage. Access through to a fully enclosed rear garden.

AGENTS NOTE This property is subject to an annual 'Estate Charge' of approximately £212.00 payable to Grange Meadows (Cannington) Management Company Limited towards ongoing maintenance and upkeep of the estate. Full details of this can be sought via your Legal Representative.



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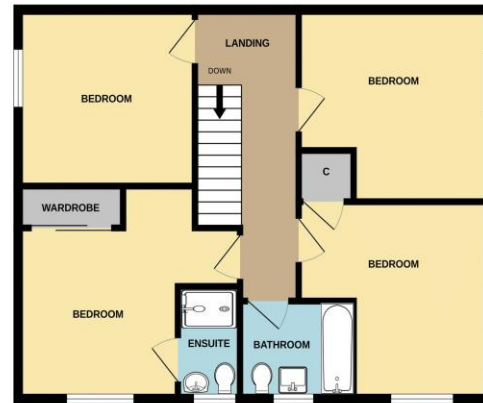
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GROUND FLOOR
653 sq.ft. (60.7 sq.m.) approx.

1ST FLOOR
653 sq.ft. (60.7 sq.m.) approx.



TOTAL FLOOR AREA : 1306 sq.ft. (121.3 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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