




GIBBINS RICHARDS 

9 Priory Close, Cannington, Nr. Bridgwater TA5 2JZ

£247,000

GIBBINS RICHARDS 
Making home moves happen

A well presented and spacious three bedroom end terrace house which has been extended on the ground floor. The property enjoys a good size corner plot with private gardens to the rear and side. Internally the accommodation is fully UPVC double glazed and warmed by mains gas fired central heating. The internal accommodation comprises in brief; entrance porch, entrance hall, sitting room, dining room, kitchen/breakfast room/garden room, ground floor shower room. To the first floor a landing leads to three double bedrooms and bathroom. The property is well presented internally with modern kitchen and sanitary fittings and tastefully decorated throughout.

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

The village of Cannington offers an excellent range of local amenities including shops, public houses, primary school etc. It is also ideal for those wishing to commute to Hinkley Point. Bridgwater town centre lies within approximately 3.5 miles, the town itself offers an excellent range of shopping, leisure and financial amenities as well as easy access to the M5 motorway at Junctions 23 and 24 together with a mainline intercity railway station.

SPACIOUS PRIVATE CORNER PLOT GARDENS
FULL UPVC DOUBLE GLAZING
MAINS GAS FIRED CENTRAL HEATING
THREE DOUBLE BEDROOMS
EXTENDED
POPULAR VILLAGE LOCATION
WELL PRESENTED INTERNALLY





Entrance Porch 4' 7" x 4' 1" (1.40m x 1.24m) Door to;

Entrance Hall 12' 8" x 3' 3" (3.86m x 0.99m) Stairs to first floor, door to;

Sitting Room 14' 6" x 11' 10" (4.42m x 3.60m) increasing to 14' 11" (4.54m) wide opening leading through to dining room, door to understairs storage cupboard, front aspect window. Wall inset gas fire.

Dining Room 11' 0" x 8' 11" (3.35m x 2.72m) Side aspect window, double sliding doors to garden room.

Kitchen/Breakfast/Garden Room 17' 10" x 18' 6" (5.43m x 5.63m) Doors to rear garden. Dual aspect windows. Two sky light windows providing an abundance of natural light. Fitted with a range of matching eye and low level units. Pantry cupboard with electric meter and fuse board.

Ground Floor Shower Room 7' 2" x 5' 3" (2.18m x 1.60m) Obscure window to rear, recently refitted with a white three piece matching suite comprising low level WC, wash hand basin with storage unit under, oversize shower cubicle with chrome shower.

First Floor Landing Doors to three bedrooms and bathroom. Hatch to loft. Airing cupboard with 'Baxi' gas boiler.

Bedroom 1 11' 11" x 9' 10" (3.63m x 2.99m) Front aspect window. Built-in wardrobes.

Bedroom 2 11' 9" x 8' 6" (3.58m x 2.59m) Rear aspect window. Built-in wardrobe.

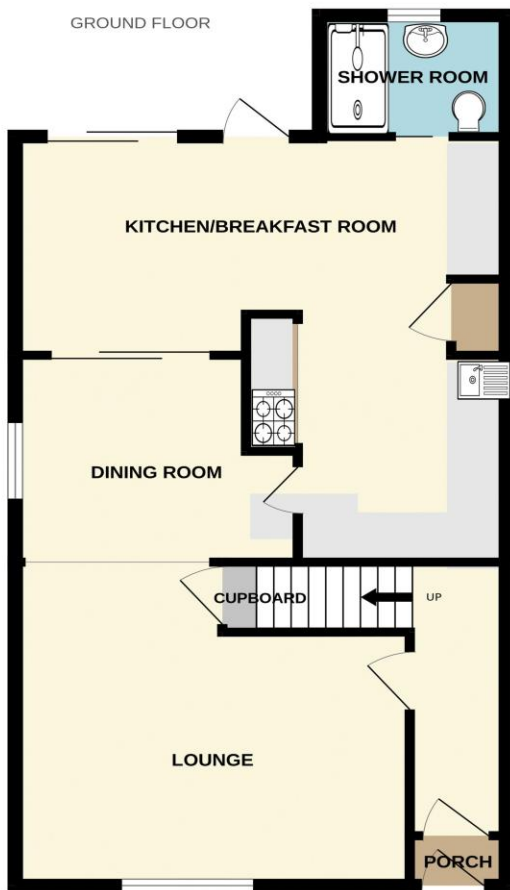
Bedroom 3 8' 9" x 8' 2" (2.66m x 2.49m) Front aspect window. Built-in wardrobe.

Bathroom 6' 4" x 5' 6" (1.93m x 1.68m) Rear aspect obscure window. White three piece suite comprising low level WC, wall mounted wash hand basin, bath with 'Mira' electric shower over.

Outside The rear garden stretches to the side and rear and is predominantly laid to lawn, paved patio area adjoining the property providing pleasant seating space with path leading to front pedestrian gate. The rear garden is enclosed by block walls, timber fencing and hedgerows. Contained within the rear garden is a large timber workshop - 14' 3" x 11' 3" (4.34m x 3.43m) with mains lighting and power and fully insulated. Outside light, power supply and tap.

AGENTS NOTE The current owner of the property has a rental agreement on a single garage with the Local Authority. There is a chance that the rental of the garage could continue with a new buyer, subject to making your own enquiries with the Local Authority.





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.



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