

Potters Way  
Cannington  
TA5 2TA



  
**JOSEPH CASSON**  
the estate agency your home deserves





£399,500

- Nearly New Detached Property
- Constructed in 2023 by Crest Nicholson
  - Five Bedrooms
  - Two Bathrooms
  - Two Reception Rooms
- Open-Plan Kitchen/Dining/Living Room
- Utility Room & Cloakroom
- Enclosed Rear Garden
- Garage & Driveway
- EPC RATING: B

Nestled in the charming Grange Meadows community on the edge of Cannington, you'll find this modern five-bedroom home built in 2023 by Crest Nicholson.

The spacious layout of the Whixley design offers versatility and comfort, with four double bedrooms, one single bedroom, and a stylish en-suite and wardrobe in the primary bedroom. The open-plan kitchen, dining, and family area is perfect for entertaining guests, while the separate living room boasts a beautiful bay window.

Additional highlights include a study, garage, driveway, and a lovely enclosed rear garden with a well-maintained front lawn.

## ACCOMMODATION

The layout includes an entrance hallway, lounge, study, open-plan kitchen/dining/family room, utility room, and cloakroom on the ground floor. Upstairs, you'll find a spacious landing, five bedrooms, an en-suite shower room, and a family bathroom.

Outside, there's a lawned front garden, parking on your own driveway, a garage, and an enclosed rear garden with a lawn and seating area.

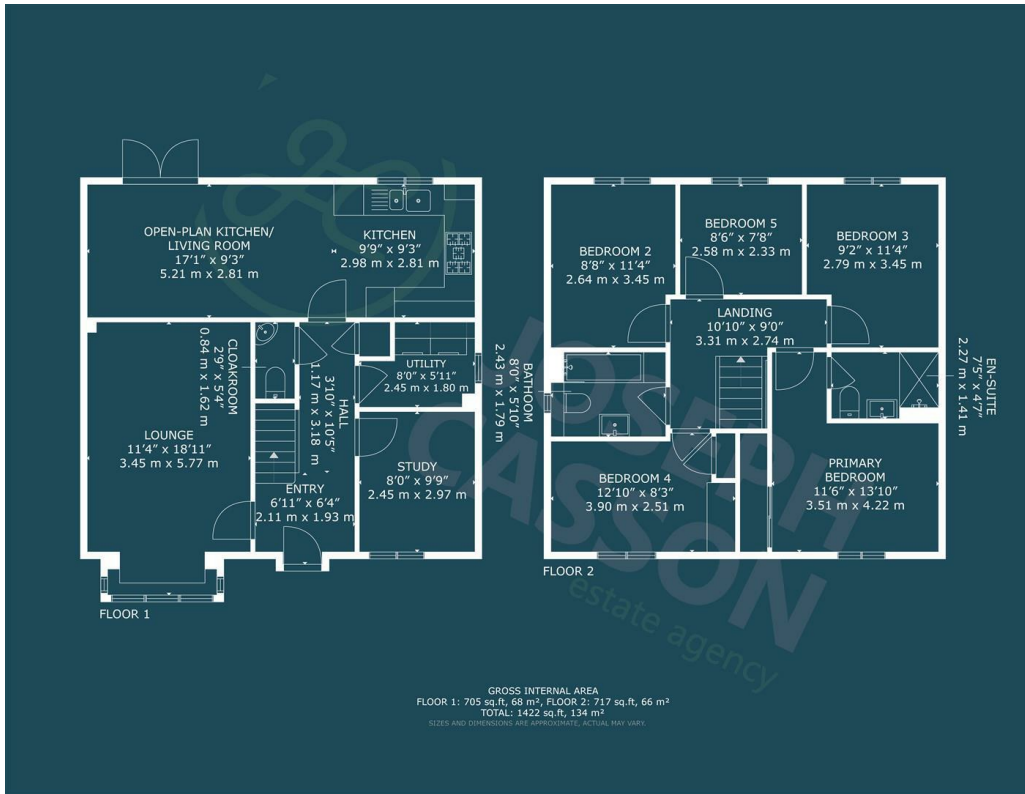
There is an annual service charge of £250 for the development.

## LOCATION

The village of Cannington, on the edge of the Quantock Hills Area of Outstanding Natural Beauty, can trace its past as a popular settlement back as far as 1500 years. Today the thriving village supports a number of independent shops as well as pubs, restaurants, cafes and primary school and is ideally positioned for access to Bridgwater, Taunton and Hinkley Point.

The market town of Bridgwater is approximately 3 miles away and offers further amenities and has excellent transport links to the M5 motorway and mainline rail link.





Council Tax Band

E

Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



**Agents Note:** Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



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