

Park Lane  
Cannington  
Bridgwater  
TA5 2LU



**JOSEPH CASSON**  
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£245,000

- 1950's Terraced Property
- Two Double Bedrooms
  - First Floor Bathroom
    - Lounge
    - Kitchen/Diner
    - Conservatory
    - Utility Room
- Front & Rear Gardens
- Gas Central Heating & Double Glazing
- Elevated Countryside and Parkland Views

Nestled in a peaceful setting with picturesque views of the countryside and parkland, this charming two-bedroom terraced home is located on the outskirts of the highly desirable village of Cannington.

## ACCOMMODATION

This well presented home briefly comprises: entrance porch, hallway, lounge, kitchen/dining room, conservatory and utility room to the ground floor. Arranged on the first floor and accessed from the landing are two bedrooms and a bathroom.

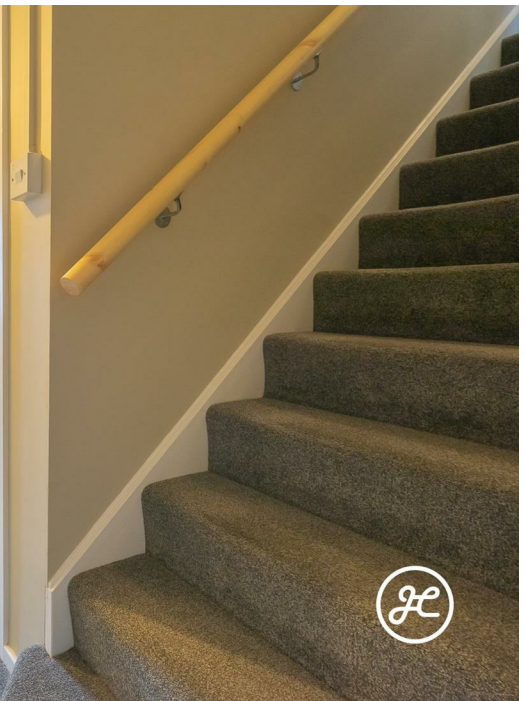
Externally, the property is elevated and has a low maintenance front garden and an landscaped & enclosed rear garden. The property also benefits from a shared passageway providing access to the front aspect from the conservatory.

## LOCATION

Park Lane is positioned on the outskirts of the thriving village of Cannington at the foot of the Quantock Hills. The Quantocks are an Area of Outstanding Natural Beauty (AONB) renowned across the country for its spectacular and varied landscape ranging from sheltered wooded valleys to open heathland, a Jurassic coastline, undulating farmland and attractive villages. The West Somerset coastline is within 4 miles and Exmoor National Park is nearby.

Cannington is home to various shops such as butchers, bakers, public houses, primary school, village hall, church, golf course, equestrian centre and Bridgwater Agricultural College, including Cannington walled gardens. Road access to the village is excellent, with the A39 providing easy access between West Somerset and Bridgwater/the M5 Motorway. By road Bristol is less than 40 miles away and Exeter just under 50 miles.

Cannington is situated approximately 2 miles from the busy town of Bridgwater which offers a full range of amenities and facilities



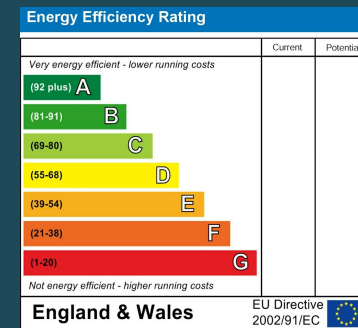


including supermarkets, shops, a library, secondary schools, sports centres, a cinema and a theatre. It also has a mainline railway station. Bristol by rail from Bridgwater is about 51 minutes. Taunton mainline railway station is 12 miles from Otters Brook and has regular fast intercity services direct to Bristol Temple Meads and London Paddington with journey times of 32 minutes/1 hour 45 minutes respectively.

Nearby popular attractions include the medieval village and National Trust castle at Dunster, the Victorian seaside town of Minehead, Hestercombe House and Gardens on the outskirts of Taunton, the West Somerset heritage steam railway and traditional former fishing villages found along the coastline.

**Council Tax Band**

B



**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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