

High Street  
Cannington  
Bridgwater  
TA5 2HF



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





£215,000

- Mid-Terraced Cottage
  - Two Bedrooms
- First Floor Shower Room
- Kitchen/Breakfast Room
- Lounge with Wood Burner
  - Conservatory
- Enclosed Rear Garden
- Brick Built Store & Shed
  - EPC Rating: C
  - Council Tax Band: B

NO ONWARD CHAIN. This charming two-bedroom property is set within a tucked away position in the heart of Cannington and boasts a lovely enclosed garden and an impressive conservatory.

Don't miss out on this hidden treasure – book your viewing today!

## ACCOMMODATION

This traditional terraced property benefits from gas central heating and double glazing, and is in impressive condition. The accommodation briefly comprises: entrance porch, kitchen/breakfast room, lounge with wood burner, and conservatory to the ground floor. Upstairs, there are two bedrooms and a shower room accessed from the landing. Outside, there is a useful brick built store to the front aspect, and an enclosed low-maintenance rear garden with rear access, seating areas, and a pond, the wooden shed is to remain.

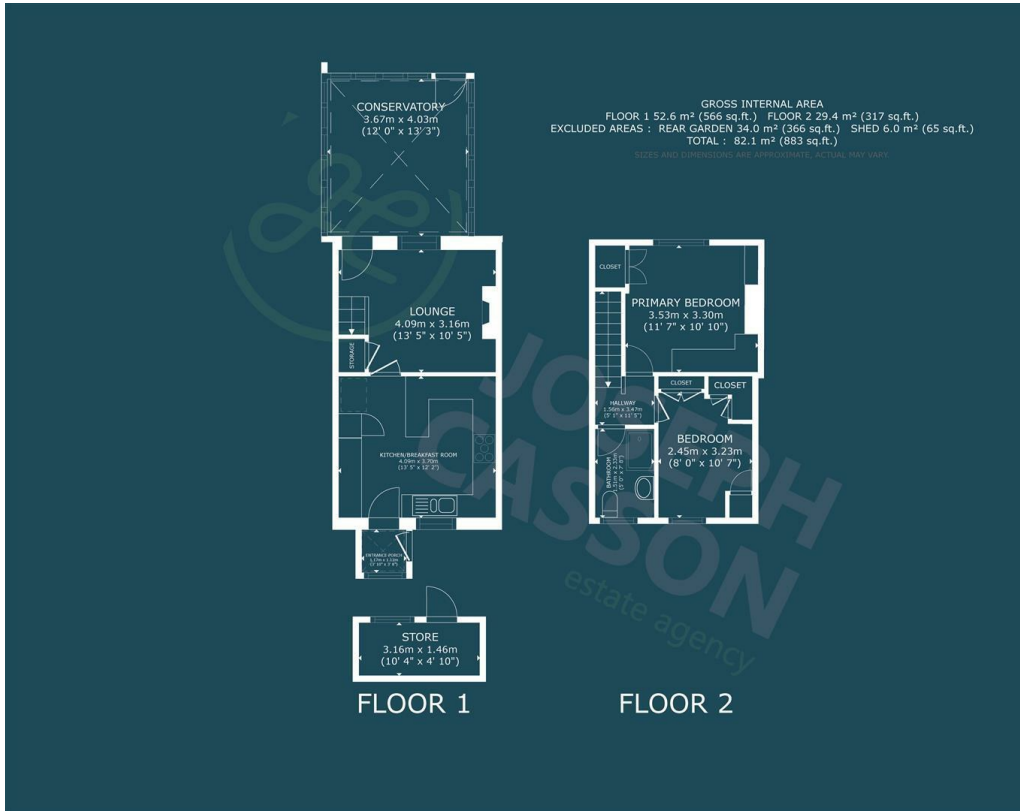
## LOCATION

Hennetts Cottages is positioned in the heart 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

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



Joseph Casson Estate Agency -  
Bridgwater  
1 Friarn Lawn  
Bridgwater  
Somerset  
TA6 3LL



Contact  
01278258005  
office@josephcasson.co.uk  
www.josephcasson.co.uk



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