

Court Orchard  
Cannington  
Bridgwater  
TA5 2QH



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





  
JOSEPH CASSON  
01278 258005 | 01823 748831  
FOR SALE







£299,950

- Extended Semi-Detached Property
  - Three Bedrooms
  - First Floor Bathroom
- Impressive Open-Plan Kitchen/Dining/Living Room
  - Separate Sitting Room
  - Utility Room & Cloakroom
  - Garage & Driveway
  - Enclosed Rear Garden
- Electric Heating & Double Glazing
  - No Onward Chain

This remarkable semi-detached home comes with the added benefit of no onward chain.

It has been thoughtfully extended to offer a spacious open-plan kitchen, dining, and living area, complemented by a separate sitting room on the ground floor. You'll also find a utility room and cloakroom for extra convenience.

Upstairs features three generously sized bedrooms along with a bathroom.

Outside, you'll appreciate the charming front garden and an enclosed rear garden that boasts multiple seating areas—perfect for relaxation or entertaining guests. Additionally, there's a garage and driveway for your parking needs.

This property truly stands out in both style and functionality.

## ACCOMMODATION

This superbly presented property briefly comprises: an entrance hallway, cloakroom, utility room, sitting room, and an impressive open-plan kitchen/dining/living room to the ground floor. Arranged on the first floor and accessed from the landing are three bedrooms and a bathroom. Outside, there is an enclosed front garden with a pathway to the front door. To the rear is a further enclosed garden with multiple seating areas, an attached garage, and parking for two vehicles in front.

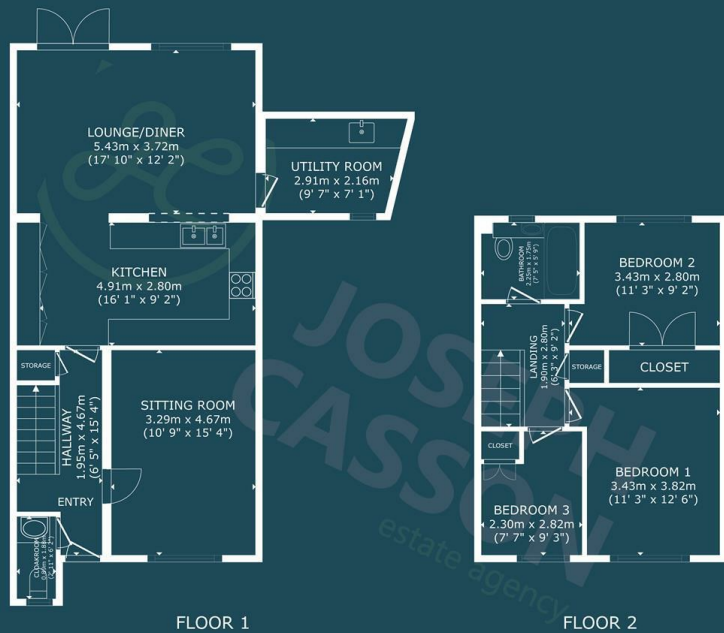
## LOCATION

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.







GROSS INTERNAL AREA:  
 FLOOR 1 70.3 m<sup>2</sup> (257 sq.ft.) FLOOR 2 41.2 m<sup>2</sup> (443 sq.ft.)  
 TOTAL : 111.5 m<sup>2</sup> (1,200 sq.ft.)  
SIZES AND DIMENSIONS ARE APPROXIMATE. ACTUAL MAY VARY.



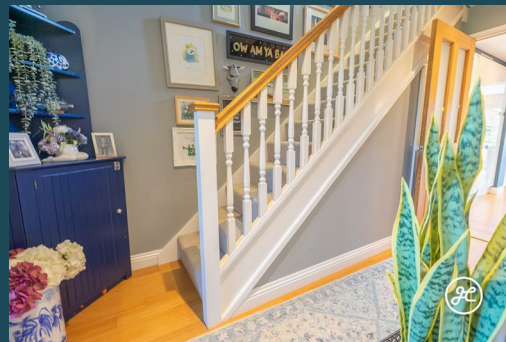
### Council Tax Band

C

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



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