

Potters Way  
Cannington  
Bridgwater  
TA5 2TA



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









£305,000

- Spacious Detached Property
- Constructed by Crest Nicholson in 2022
  - Three Double Bedrooms
  - Two Bathrooms
- Lounge with Bay Window
- Open-Plan Kitchen/Diner
- Ground Floor Cloakroom
  - Enclosed Garden
- Three Parking Spaces
- 10-Year Premier Warranty (From Construction)

Joseph Casson are delighted to present this contemporary three-bedroom detached home, built by Crest Nicholson in 2022, positioned at the entrance of the stunning Grange Meadows development in Cannington.

Featuring spacious living areas with a stylish open-plan kitchen/diner, a bright dual-aspect lounge with a bay window, and upstairs, three double bedrooms, the main bedroom with fitted wardrobes, and an en-suite shower room. Enjoy a fully enclosed rear garden and three parking spaces!

## ACCOMMODATION

This spacious detached home was constructed to Crest Nicholson's Chesham design and briefly comprises: an entrance hallway, cloakroom, dual aspect lounge with bay window, and an impressive open-plan kitchen/diner. Upstairs there are three double bedrooms, the main bedroom with an en-suite and a further family bathroom completes the internal accommodation. Outside, there is an enclosed rear garden and three parking spaces.

The remainder of the 10-year Premier warranty is included with the sale. There is an annual service charge of £143.78 per year, which is reviewed annually.

## 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.

## GROUND FLOOR

Hallway

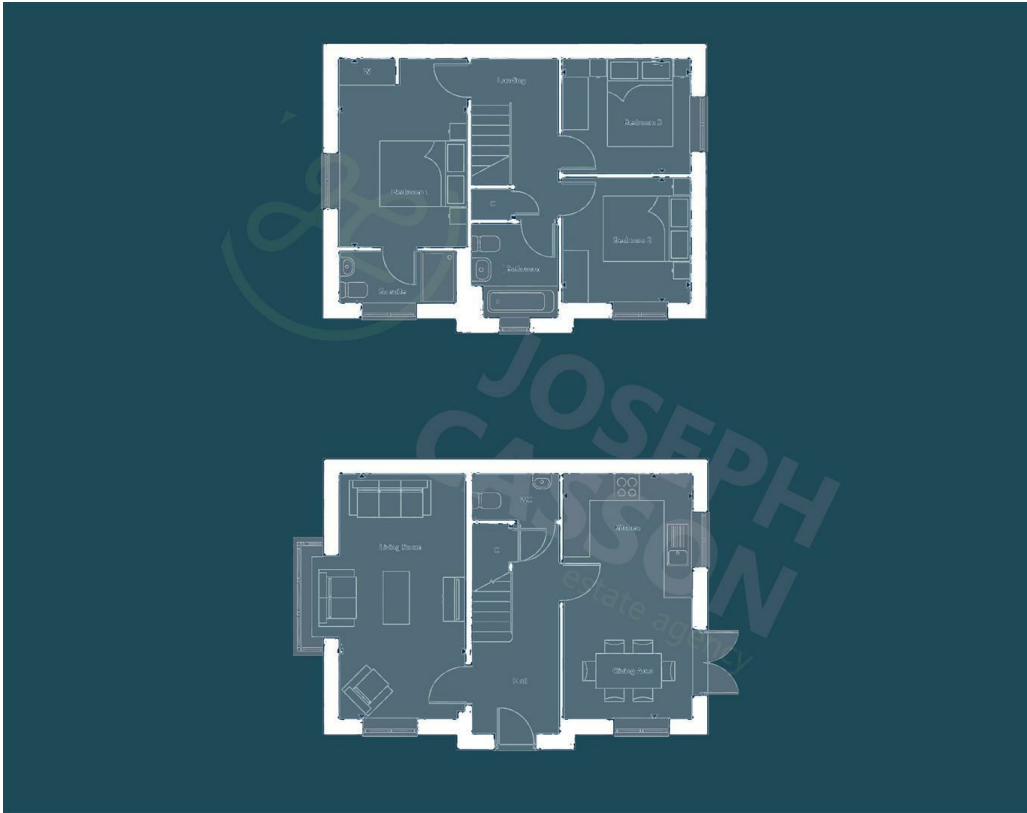
Lounge

Kitchen/Diner

Cloakroom

## FIRST FLOOR





- Landing
- Primary Bedroom
- En-Suite Shower Room
- Bedroom 2
- Bedroom 3
- Bathroom
- EXTERIOR
- Enclosed Garden
- Three Parking Spaces

Council Tax Band  
D

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		
England & Wales		
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](mailto:office@josephcasson.co.uk)  
[www.josephcasson.co.uk](http://www.josephcasson.co.uk)



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