

Flint Close
Cannington
Bridgwater
TA5 2SX




JOSEPH CASSON
the estate agency your home deserves





£365,000

- Modern Detached Family Home
- Four Generously Sized Bedrooms
 - Two Bathrooms
- Open-Plan Kitchen/Diner
 - Seperate Lounge
- Cloakroom & Utility Room
 - Garage & Driveway
 - Enclosed Rear Garden
- Gas Central Heating & Double Glazing

Discover this contemporary four-bedroom home in the delightful Grange Meadows community, just on the outskirts of Cannington.

Built by Crest Nicholson in 2023, 'The Marlborough' boasts a spacious layout with an inviting open-plan kitchen/diner ideal for entertaining, plus a separate lounge.

Enjoy conveniences like a garage, driveway, and enclosed rear garden.

ACCOMMODATION

The layout includes an entrance hallway, lounge, open-plan kitchen/dining room, utility room, and cloakroom on the ground floor. Upstairs, you'll find a spacious landing, four 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 £248 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.





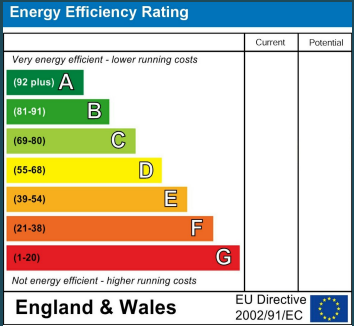
FLOOR 1

FLOOR 2

GROSS INTERNAL AREA
 FLOOR 1 61.8 m² (666 sq.ft.) FLOOR 2 61.5 m² (662 sq.ft.)
 TOTAL : 123.3 m² (1,328 sq.ft.)
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



Council Tax Band
 E



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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