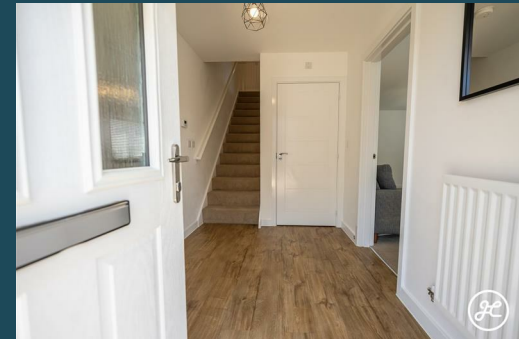


Flint Close  
Cannington  
Bridgwater  
TA5 2SX



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





£355,000

- 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

Explore this beautiful four-bedroom family home in the desirable Grange Meadows area, just outside Cannington.

This charming double-fronted residence offers stunning park and countryside views.

Constructed by Crest Nicholson in 2023, it features a spacious open-plan kitchen/diner, a bright lounge with dual aspects, plus a utility room and cloakroom. Outside, you'll find a garage, driveway for three cars, and an enclosed rear garden with BBQ space.

## 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.

## 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.

## ADDITIONAL INFORMATION

Tenure: Freehold

Estate/Management Charge: £284.60 per annum

EPC Rating: B

Council Tax Band: E

### UTILITIES

Water supply: Mains

Sewerage: Mains

Electricity Supply: Mains

Mains Gas Supply: Yes

Central Heating: Yes - Gas





GROSS INTERNAL AREA  
FLOOR 1 61.8 m<sup>2</sup> (666 sq.ft.) FLOOR 2 61.5 m<sup>2</sup> (662 sq.ft.)  
TOTAL : 123.3 m<sup>2</sup> (1,328 sq.ft.)

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



## FLOODING

No Flooding in the last 5 years. Flood Information: [flood-map-for-planning.service.gov.uk/location](https://flood-map-for-planning.service.gov.uk/location)

## BROADBAND & MOBILE COVERAGE

For an indication of specific speeds and supply or coverage in the area, we recommend that potential buyers use the Ofcom checkers below:

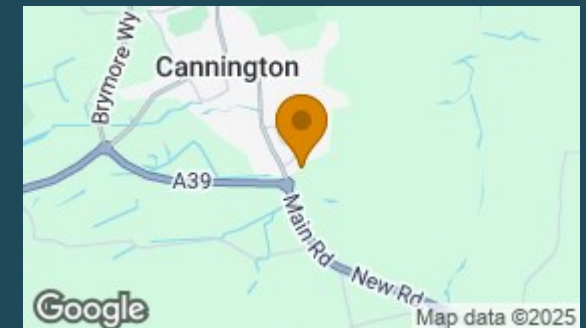
[checker.ofcom.org.uk/en-gb/mobile-coverage](https://checker.ofcom.org.uk/en-gb/mobile-coverage)

[checker.ofcom.org.uk/en-gb/broadband-coverage](https://checker.ofcom.org.uk/en-gb/broadband-coverage)

## Council Tax Band

E

| 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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