# Grange Close

Bridgwater **Bridgwater** TA5 2LA





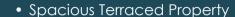












- Three Bedrooms
- Two Bathrooms
  - Lounge
- Open-Plan Kitchen/Diner
- Gas Central Heating & Double Glazing
  - Enclosed Rear Garden





Nestled in a peaceful setting with views of a charming green, this beautifully presented three-bedroom home features an impressive open-plan kitchen and dining area, a separate living room, and a modern shower room on the ground floor.

Upstairs boasts three well-sized bedrooms and a family bathroom. The enclosed rear garden provides private outdoor space with convenient rear access.

Located in the sought-after village of Cannington, it's close to a wide range of amenities.

#### **ACCOMMODATION**

This double glazed and gas centrally heated accommodation briefly comprises: entrance porch, hallway, lounge, open-plan kitchen/diner, and shower room to the ground floor. Accessed from the first-floor landing are three bedrooms and a bathroom. Externally, there is a low-maintenance front garden and a lawned rear garden with a seating area.

## 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.

#### ADDITIONAL INFORMATION

Tenure: Freehold

Estate/Management Charge: None

EPC Rating: D

Council Tax Band: B

## UTILITIES

Water supply: Mains Sewerage: Mains

Electricity Supply: Mains Mains Gas Supply: Yes Central Heating: Yes - Gas

### **FLOODING**

No Flooding in the last 5 years. Flood Information: flood-map-for-

planning.service.gov.uk/location

**BROADBAND & MOBILE COVERAGE** 



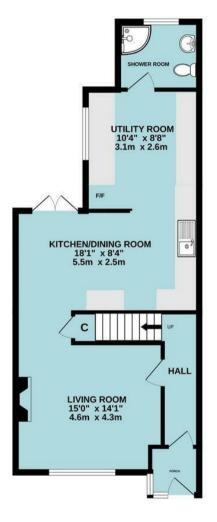


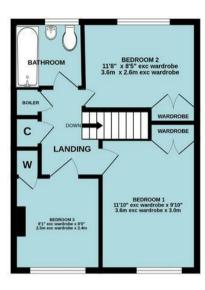






GROUND FLOOR 1ST FLOOR





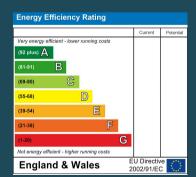
Whitst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, prospective purchaser. The services, systems and applicance shown have no been rested and no guarantee as to their operability or efficiency can be given by the contract of the contract o

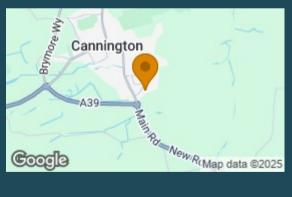
For an indication of specific speeds and supply or coverage in the area, we recommend that potential buyers use the Ofcom checkers below:

checker.ofcom.org.uk/en-gb/mobile-coverage checker.ofcom.org.uk/en-gb/broadband-coverage

#### Council Tax Band

В





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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