Natasha Howarth

ESTATE AGENTS

Brymore Lodge Cannington, Bridgwater, TA5 2ND

£250,000

Natasha Howarth Estate Agents are delighted to offer to the market 'Brymore Lodge'.
The property has views across open countryside and offers a prospective buyer the opportunity to put their own stamp on this lodge with updating needed throughout. The ceilings are high and the rooms are spacious and light. This single storey lodge is situated within an idyllic position on the outskirts of the village of Cannington and is offered to the market with NO ONWARD CHAIN.
The property is double glazed, warmed via gas central heating and comprises entrance hall, living room, kitchen, inner lobby, two bedrooms and a bathroom. Externally there is an attractive garden with two off road parking spaces.
The village of Cannington itself offers a good range of amenities including a doctors surgery, butcher, baker, garage, village shop, church and several public houses.
For an appointment to view please contact the vendors sole agent.

ENTRANCE
Via double glazed door with obscure glass pane to:

HALL
Door to bedroom and door to:

LIVING ROOM
Dual aspect double glazed windows. Two radiators. Door to bedroom and door to:

INNER LOBBY
Door to bathroom and kitchen.

BEDROOM ONE
Double glazed window to front aspect. Feature fireplace, radiator.

BEDROOM TWO
Double glazed window to side aspect. Radiator.

BATHROOM
Obscure double glazed window to side aspect. Fitted with a three piece suite comprising panelled bath, pedestal wash hand basin and W.C. Built in cupboard, gas combi boiler mounted on the wall.

KITCHEN
Double glazed window to rear aspect. Fitted with a matching range of wall, base and drawer units with roll top work surfaces over and stainless steel sink and drainer unit inset. Tiled splashbacks. Space for fridge/ freezer, space and point for a cooker, space and plumbing for a washing machine. Radiator. Built in storage cupboard. Double glazed door to the garden.

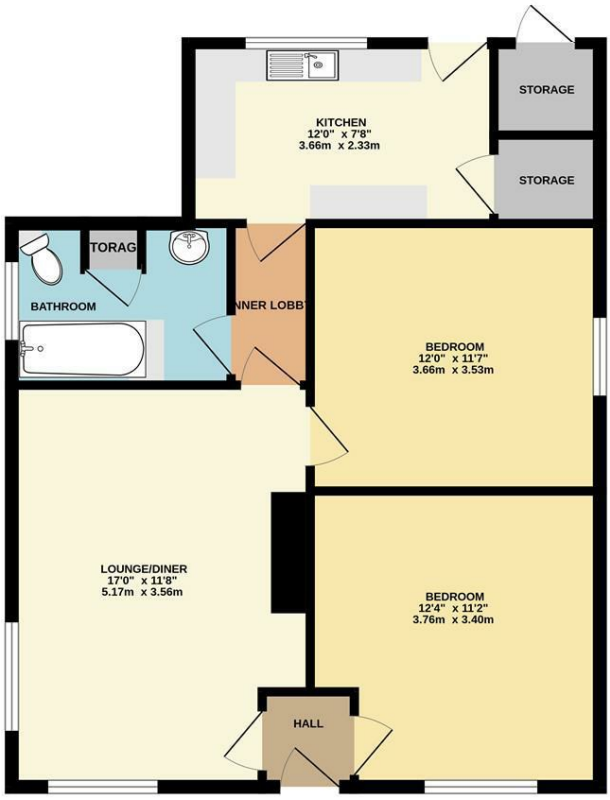
EXTERIOR

PARKING
For two vehicles to the rear.

GARDEN
Mainly laid to lawn with mature shrubs. Brick built shed. Timber shed and wood store to remain. Timber gate to side access.

Floor Plan

GROUND FLOOR



Whilst 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, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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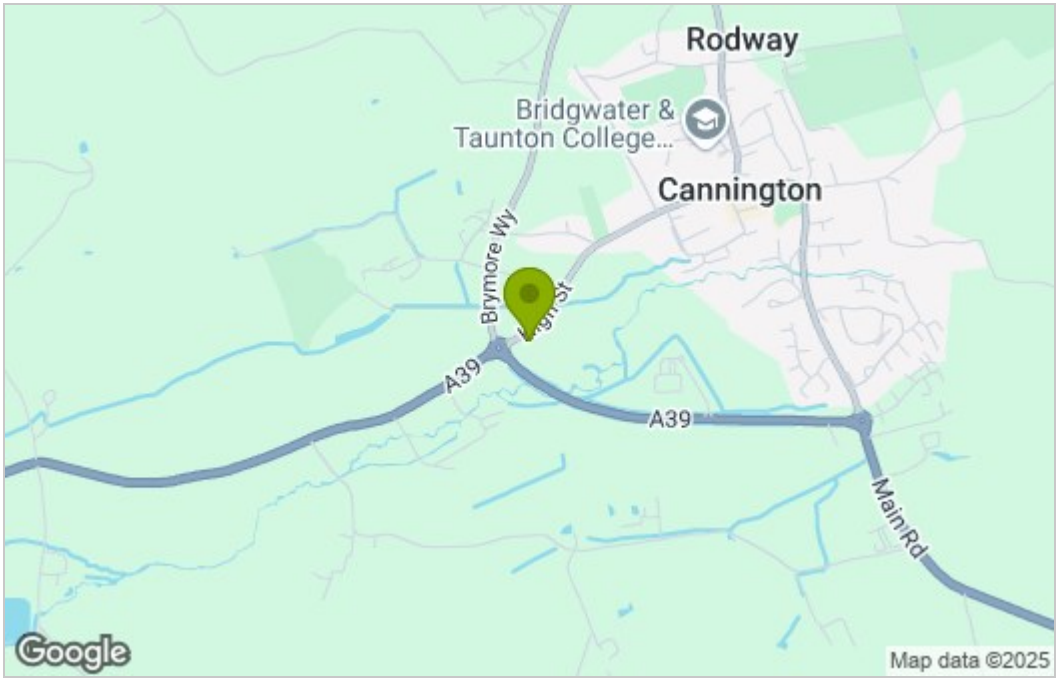
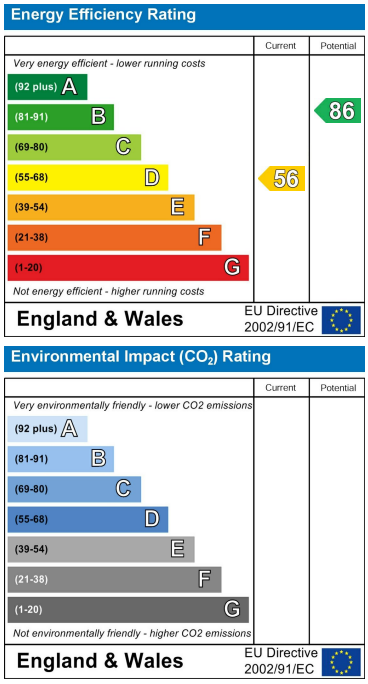
Area Map



Energy Efficiency Graph



For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. The agent has not tested any appliances or services, heating systems etc so cannot verify if they are in working order, nor have we carried out a survey. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us or obtain verification from your Solicitor or Surveyor.
References to the Tenure of a Property are based on information supplied by the Seller.

The Property Ombudsman
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