

Natasha Howarth
ESTATE AGENTS



7 Southbrook, Cannington, TA5 2LB

£265,000

Natasha Howarth Estate Agents are delighted to offer this three bedroom semi-detached property with driveway, beautiful mature garden and located within the sought-after village of Cannington.

This spacious family home is in need of some modernisation with scope to extend (subject to the necessary permissions) and is offered to the market with NO ONWARD CHAIN.

In brief the property comprises entrance hallway, living room, kitchen/ dining room, lobby with utility and W.C to the ground floor with three bedrooms and a shower room to the first floor.

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. Cannington is located close to the Quantock Hills, the Quantock Hills being an area of outstanding natural beauty, the first A.O.N.B. to be established in 1957. Cannington is also within easy reach to Bridgwater town with easy access to the motorway.

For an appointment to view please contact the vendors sole agent.

ENTRANCE

Via obscure half glazed UPVC double glazed front door to:

ENTRANCE HALLWAY

Stairs rising to the first floor. Double glazed window to side aspect. Electric storage heater.

LIVING ROOM

Double glazed window to front aspect. Storage radiator.

KITCHEN/ DINING ROOM

Two rear aspect double glazed windows. Fitted with range of wall, base and drawer units with work surfaces over and stainless steel sink and drainer unit inset. Tiled splashbacks. Space and point for a cooker. Space for an undercounter fridge. Double French doors to the garden. Storage cupboard. Door to the lobby.

LOBBY

Double glazed door to the front of the property. Door to storage cupboard, door to utility area and door to W.C. Door to the garden.

LANDING

Double glazed window to side aspect. Doors to bedrooms and the shower room. Loft hatch.

BEDROOM ONE

Double glazed window to front aspect.

BEDROOM TWO

Double glazed window to rear aspect. Airing cupboard housing the hot water tank.

BEDROOM THREE

Double glazed window to front aspect.

SHOWER ROOM

Obscure rear aspect double glazed window. Fitted with a three piece suite comprising shower cubicle with wall mounted electric shower over, vanity wash hand basin and WC. Tiled walls.

EXTERIOR

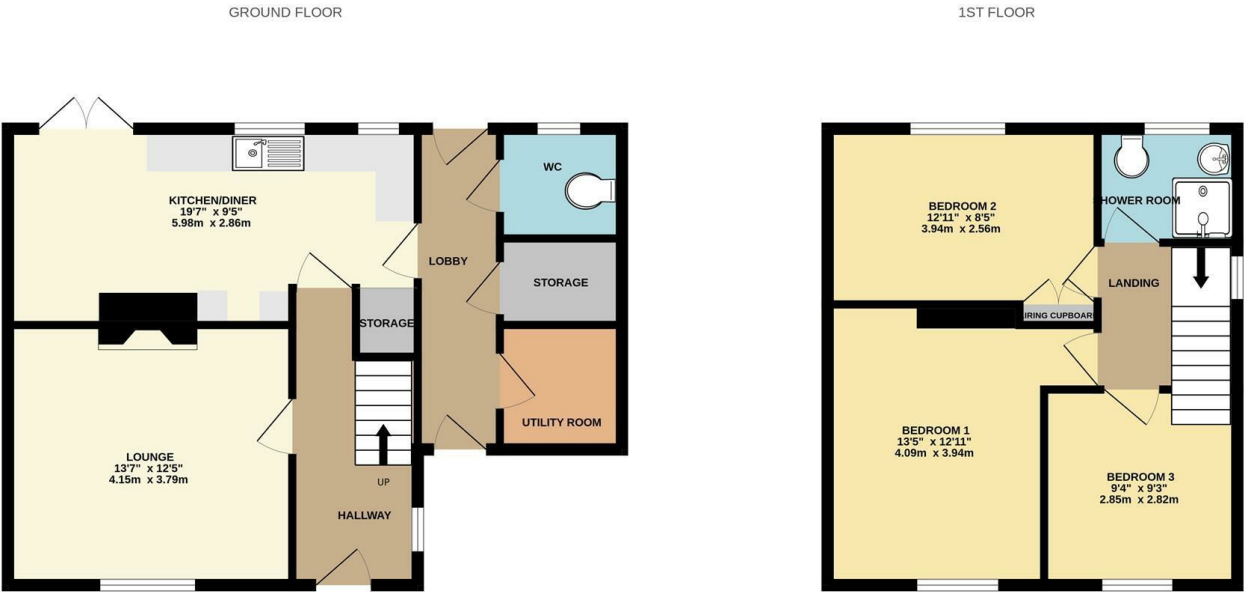
PARKING

On own driveway for multiple vehicles.

GARDEN

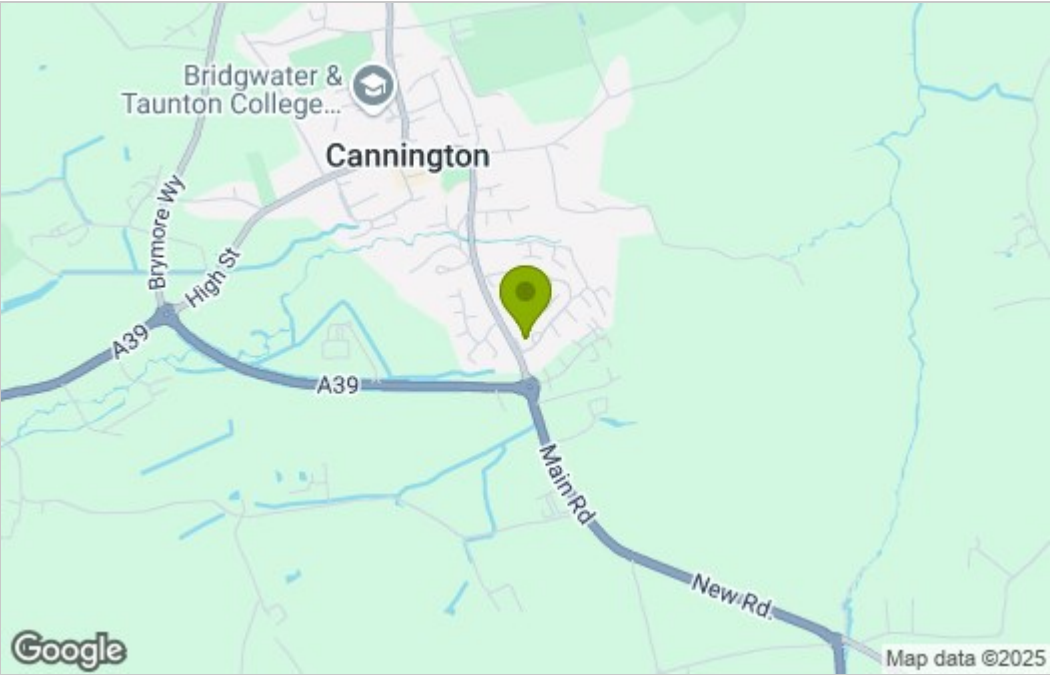
Fully enclosed. Mainly laid to lawn with mature shrub borders. A selection of fruit trees to include apples and pears. Greenhouse on hardstanding to remain. Two timber sheds to remain.

Floor Plan

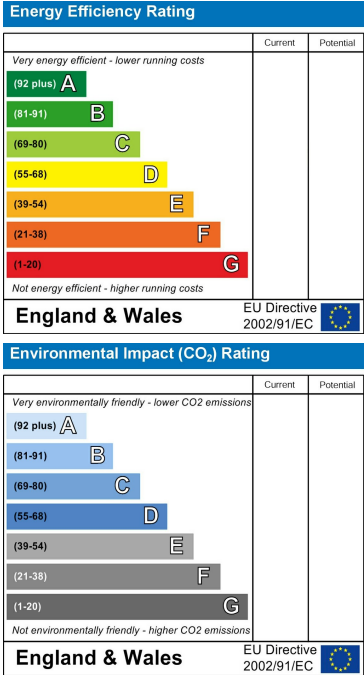


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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.