



RYDON CRESCENT

Cannington, Bridgwater, TA5 2JT

Asking Price £620,000

Tamlyns

PROPERTY DESCRIPTION

A truly stunning house, immaculately presented throughout, significantly remodelled and extended, and boasting a very impressive EPC rating of B (83).

Situation

Local Authority

Somerset Council Tax Band: D
Tenure: Freehold
EPC Rating: B

TO ARRANGE A VIEWING OR FOR FURTHER INFORMATION ON
THIS PROPERTY PLEASE CONTACT OUR SALES TEAM

01278 454500

house.sales@tamlyns.co.uk



PROPERTY DESCRIPTION

This exceptional property has been comprehensively remodelled and extended by the current owners, and now provides spacious and stylish accommodation, arranged over three floors.

The ground floor comprises, an entrance hall, which leads to a study, cloakroom/w/c and the main reception room, as well as to a large coat cupboard and to the stairs to first floor. The reception room provides a lovely comfortable space, which as well as benefiting from large windows overlooking the rear garden, has a double-sided fireplace with inset wood burning stove.

From this room, an opening leads into a stunning kitchen/breakfast/dining room, which as well as being extremely well-equipped, offers great cooking and entertaining space further enhanced by twin bi-fold doors leading out into the rear garden. Off the rear of the kitchen, via an internal door, is the garage/workshop. This is a good size, and as well as having a utility area, is insulated and heated, making it a suitable space for a variety of hobbies and interests.

On the first floor, a landing leads to four bedrooms and a beautifully fitted family bath/shower room. The principal bedroom is of very good proportions and as well as offering an en-suite shower room, has a walk in wardrobe, fitted with shelving and hanging space. The accommodation is completed on the second floor, with a fifth double bedroom, which also benefits from an en-suite shower room.

Outside, to the front, parking is provided for several vehicles. To one side of the house is a pedestrian gate, leading into the rear garden. To the other, is an external store, accessible from the front and rear. The rear garden is fully enclosed and is laid mostly to lawn. An area of patio borders the house. There is also a raised timber seating area with a roof.

Situation

The property sits within an established residential area, within walking distance of the village centre. Cannington offers a range of day-to-day amenities to include: Post Office and village stores, butchers, bakers, primary school, three

public houses, an Indian restaurant and take-away, hairdressers, church, golf course, and is home to Brymore School and Cannington College. Bridgwater lies approximately four miles to the east and offers a wider range of facilities as well as providing mainline rail and M5 motorway access.

Hall

15'2" × 12'0" (4.64 × 3.67)

Including stairs and w/c.

Study

8'11" × 8'8" (2.73 × 2.66)

W/C

Living Room

21'4" × 17'0" (6.51 × 5.19)

Kitchen/Breakfast/Dining Room

27'5" × 13'9" (8.37 × 4.21)

Including units.

Landing

Main Bedroom

15'11" × 14'2" (4.87 × 4.32)

Walk-in Wardrobe

11'4" × 5'10" (3.47 × 1.78)

En-Suite

7'11" × 6'5" (2.42 × 1.97)

Bedroom

13'6" × 12'0" (4.12 × 3.66)

PROPERTY DESCRIPTION

Bedroom

9'3" × 9'0" (2.83 × 2.75)

Bedroom

9'2" × 9'0" (2.81 × 2.75)

Family Bathroom

8'7" × 5'10" (2.64 × 1.78)

Second Floor Landing

Bedroom

18'1" × 14'10" (5.52 × 4.53)

En-Suite

6'2" × 4'11" (1.88 × 1.50)

Garage/Workshop

14'4" × (4.37 ×)

Material Information

Tenure. Freehold. Services Electricity, gas, water and drainage.

Mobile telephone and broadband coverage available. To confirm the nature of the coverage and speeds, etc., please see:

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

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

The property has not flooded within the last five years. For more information, please see:

flood-map-for-planning.service.gov.uk/location







PLAN



IMPORTANT NOTICE

We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. If there are any important matters likely to effect your decision to buy, please contact us before viewing the property.

1. Survey - A detailed survey has not been carried out, nor the services, appliances and fittings tested.
2. Plans - All measurements wall, doors, windows, fittings and appliances their sizes and location are shown conventionally and are approximate and cannot be regarded as being representation either by the seller or his Agent. Room sizes should not be relied upon for furnishing purposes and all approximate.

Tamlyns may make the following referrals and in exchange receive an introduction fee: Simply Conveyancing - Introduction fee of up to £200 (plus vat), HD Financial Ltd - Introduction fee of up to £200 (plus vat).

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	83	83
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

