



Brook Street
Cannington, TA5 2JJ

Offers In The Region Of £600,000

Tamlyns

PROPERTY DESCRIPTION

A superb individual, detached bungalow, benefiting from spacious, well-appointed accommodation, a large plot, parking for multiple cars and no onward chain. EPC B

Local Authority

Council Tax Band: F

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

Porch

10'0" x 4'8" (3.07 x 1.44)

Entrance Hall

16'4" x 9'0" (4.98 x 2.76)

Including stairs and cloakroom.

Sitting Room

16'9" x 16'4" (5.12 x 4.98)

Kitchen/Breakfast/Dining Room

27'4" x 13'0" (8.34 x 3.97)

Including units.

Study

9'8" x 8'4" (2.97 x 2.56)

Utility Room

10'10" x 7'8" (3.31 x 2.35)

Including units.

Bedroom One

18'4" x 16'4" (5.61 x 4.98)

Max.

En-Suite

9'9" x 8'4" (2.98 x 2.55)

Landing

Bedroom Two

17'10" x 17'7" (5.46 x 5.38)

Plus dormer windows.

En-Suite

9'7" x 4'6" (2.94 x 1.39)

Bedroom Three

17'10" x 17'5" (5.45 x 5.33)

Plus dormer windows.

En-Suite

9'8" x 4'7" (2.96 x 1.40)

Double Garage

19'7" x 19'7" (5.99 x 5.98)

Material Information

Tenure. Freehold.

Services. Electricity, gas, telephone, broadband, water and drainage.

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

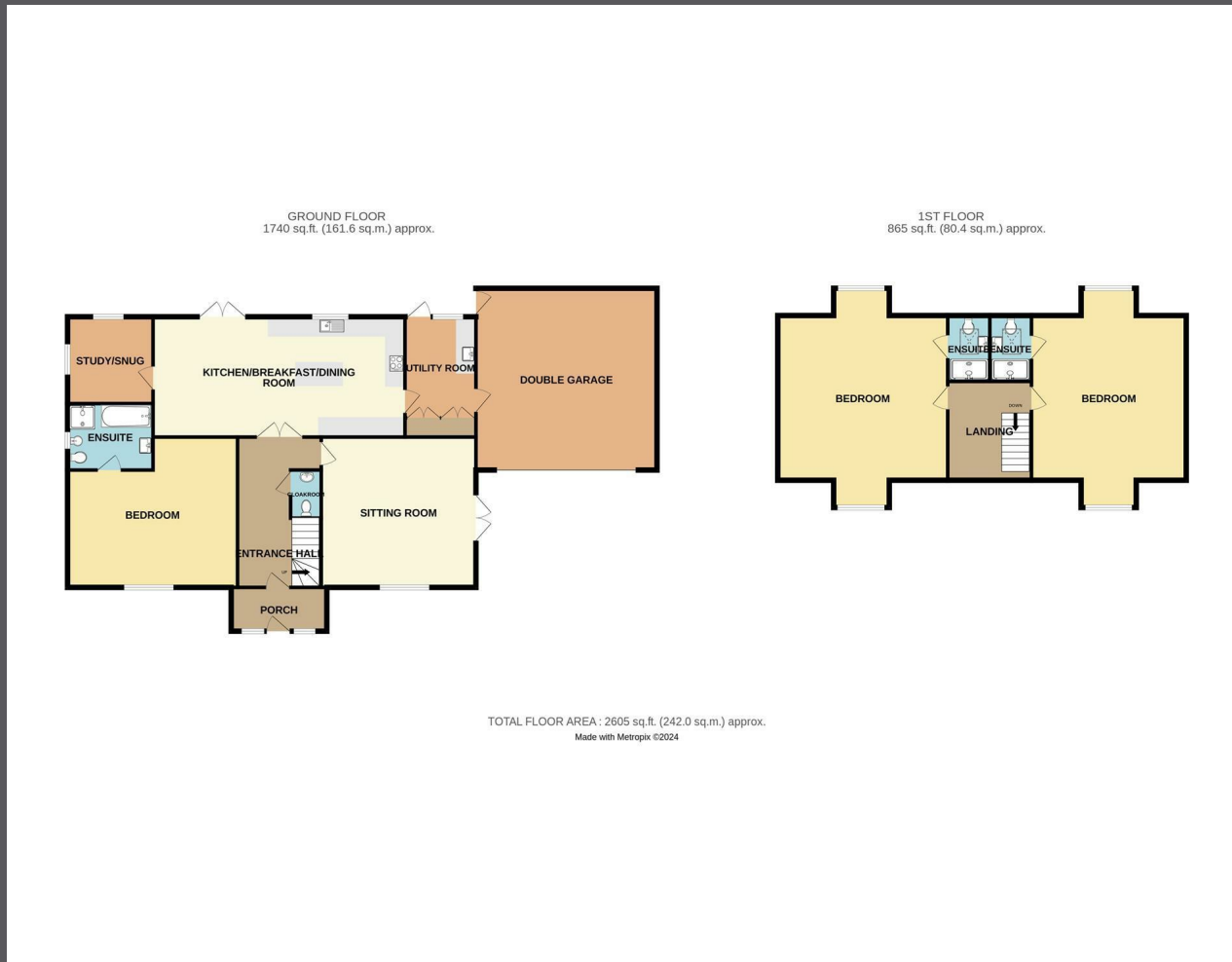
checker.ofcom.org.uk/en-gb/mobile-coverage

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



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		91
(81-91) B	86	
(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	

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.

