



DUKE AVENUE

Cannington, Bridgwater, TA5 2HU

Price £269,950

Tamlyns

PROPERTY DESCRIPTION

3 Bedroom family home situated in the popular village of Cannington, briefly comprising of Entrance hall, lounge / dining room, kitchen, downstairs w/c and to the first floor 3 bedrooms and family bathroom.

Outside there are front and rear gardens, off street parking and a garage.

Situation

* Village Location * 3 Bedrooms * 2 Receptions * Kitchen/Dining Area * Downstairs WC * Garage & Parking * Stunning Views * Viewing Highly Recommended. EPC - To be confirmed.

Local Authority

Somerset Council Tax Band: B

Tenure: Freehold

EPC Rating: C

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

01278 454500

house.sales@tamlyns.co.uk



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Location

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.

Accommodation

All measurements are approximate

Entrance Hall

Double Glazed door giving access to front porch with wooden door and access to hallway with stairs rising to first floor, under stairs cupboard, radiator and door to kitchen and access to living room

Lounge

14'6 × 11'3 (4.42m × 3.43m)
Double glazed window to front with slated window covers, low level radiator under, feature fire surround with Wood burner style, access through to

Dining Area

9'8 × 8'3 (2.95m × 2.51m)
Covered Radiator, bio-fold doors leading to cover outside seating area

Kitchen

10'4" × 7'10" (3.16 × 2.40)
Double glazed window overlooking the garden, double glazed door to covered side passage giving access to garage and WC. Range of modern grey wall and base units with matching roll top work surface, integrated eye level electric oven with separate gas hon with tiled splash back and stainless steel extractor fan, stainless steel single drainer sink unit with mixer tap, integrated dishwasher, space to house a fridge freezer.

Downstairs WC

Low level WC with window to rear garden

Side Entrance

Obscure double glazed door from side giving access through covered passageway to rear garden and double glazed door, tiled floor

Landing

Double glazed window to side, airing cupboard, loft access and smoke alarm

Bedroom One

11'7 × 8'6 (3.53m × 2.59m)
Double glazed window to rear overlooking the garden, radiator

Bedroom Two

10'8 × 10'4 (3.25m × 3.15m)
Double glazed window to front, radiator

Bedroom Three

8'7 × 7'7 (2.62m × 2.31m)
Double glazed window to front, radiator and bulk head from stairs included in measurement

Family Bathroom

Walk in double shower, originally this bathroom had a bath which could be

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reinstated, vanity sink unit with storage cupboard under, low level WC, fully tiled, heated towel rail

Outside

Garden

The garden is mainly laid to lawn with mature shrub and flower borders, and enclosed by panel fencing, there is a covered seating area to the rear of the property, and a further patio with seating, there is a part brick built outhouse to the rear of the garden, and there is an access gate to the lane at the rear of the property which leads to the local primary school.

View

The view from the back bedroom looks over the the playing area of the primary school

Garage

With up and over door, power and lighting, space and plumbing for washing machine and tumble dryer with worktop over

Parking

There is ample graveled parking to the front of the property

Material Information...

Additional information not previously mentioned

- Mains electric, gas and water.
- Water metered
- Mains sewage
- No Flooding in the last 5 years or not.
- Broadband and Mobile signal or coverage in the area.

For an indication of specific speeds and supply or coverage in the area, we recommend potential buyers to use the

Ofcom checkers below:

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

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

Flood Information:

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		85
(81-91) B		
(69-80) C	69	
(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

