



BROOK STREET

Cannington, Bridgwater, TA5 2HP

Price £199,950

Tamlyns

PROPERTY DESCRIPTION

2 Bedroom cottage situated in the sort after village of Cannington, briefly comprising of lounge, office, kitchen, bathroom and 2 bedrooms, outside there is a rear courtyard and to the front a larger than average front garden with further hardstanding providing off street parking.

The property further the benefits from electric central heating and double glazing along with being sold with no onward chain.

Situation

*2 Bedroom Cottage *Lounge *Office *Kitchen *Bathroom *Rear Courtyard *Front Garden *Off Street Parking *Village Location *No Onward Chain.

Local Authority

Somerset Council Tax Band: B

Tenure: Freehold

EPC Rating: G

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

Description

2 Bedroom cottage situated in the sort after village of Cannington, briefly comprising of lounge, office, kitchen, bathroom and 2 bedrooms, outside there is a rear courtyard and to the front a larger than average front garden with further hardstanding providing off street parking.

The property further the benefits from electric central heating and double glazing along with being sold with no onward chain.

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 sizes are approximate.

Lounge

11'1" x 11'1" (3.39 x 3.38)

Double glazed window to front, radiator, feature fireplace.

Inner Hall

6'11" x 3'4" (2.12 x 1.03)

Openings into office and kitchen, rear door leading out to the courtyard

Office

7'1" x 6'11" (2.18 x 2.12)

Double glazed window to the rear, stairs to first floor.

Kitchen

18'4" x 5'5" (5.6 x 1.67)

Range pf wall and base units with work surface over, space for fridge / freezer, space for electric cooker, space & plumbing for washing machine, double glazed window to the front, door to storage area,

Storage

4'9" x 3'0" (1.45 x 0.93)

Storage area with shelving and door to

Bathroom

6'0" x 4'11" (1.83 x 1.50)

Double glazed window to rear, low level w/c, pedestal wash hand basin, panelled bath, radiator.

First Floor Landing

Loft access, doors to

Bedroom 1

11'2" x 9'10" (3.42 x 3.0)

Double glazed window to the front, radiator.

Bedroom 2

8'4" x 8'1" (2.56 x 2.48)

Double glazed window to the rear, radiator.

Outside

Front Garden

Front garden mainly laid to lawn.

Parking

Hardstanding parking situated to the front of the property providing parking for multiple vehicles.

PROPERTY DESCRIPTION

Rear Courtyard

Material Information...

Additional information not previously mentioned

- Mains electric, and water.
- Water metered.
- Electric Central Heating
- Mains Sewage.
- No Flooding in the last 5 years.
- 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:

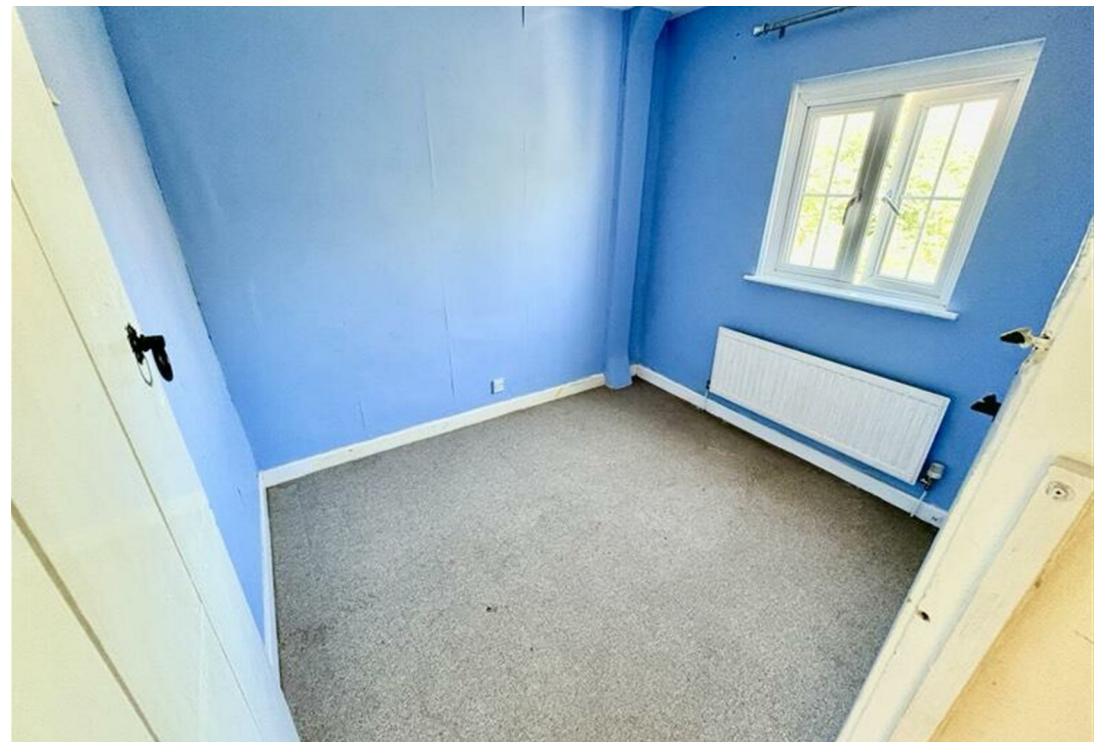
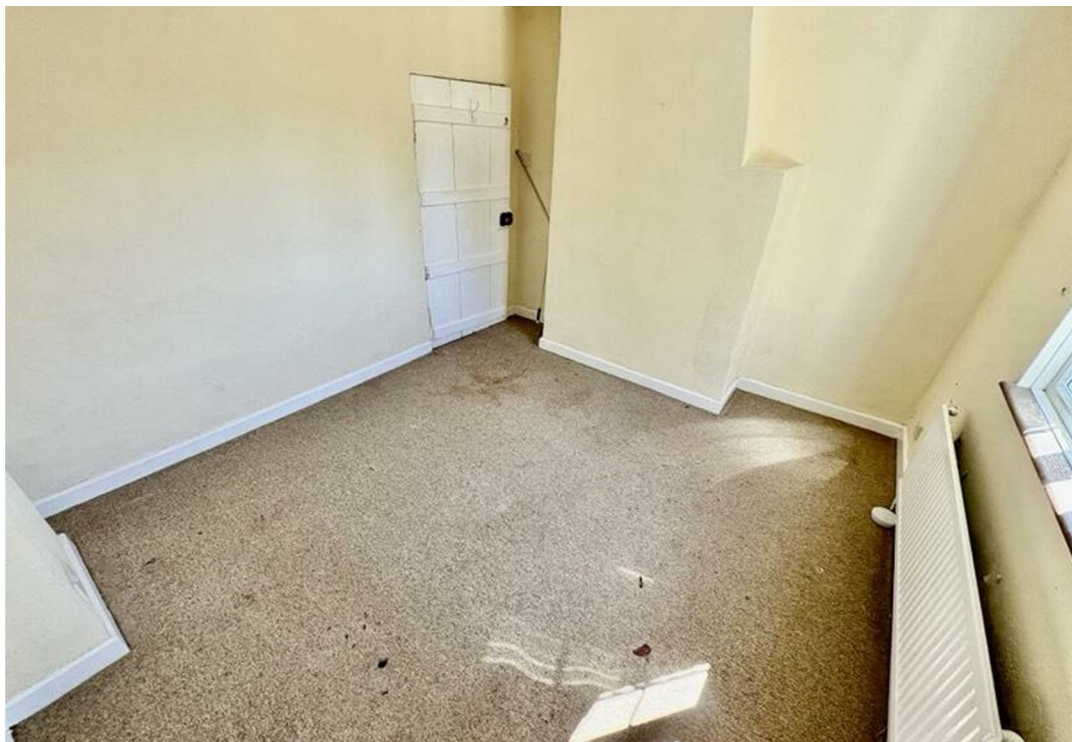
checker.ofcom.org.uk/en-gb/mobile-coverage

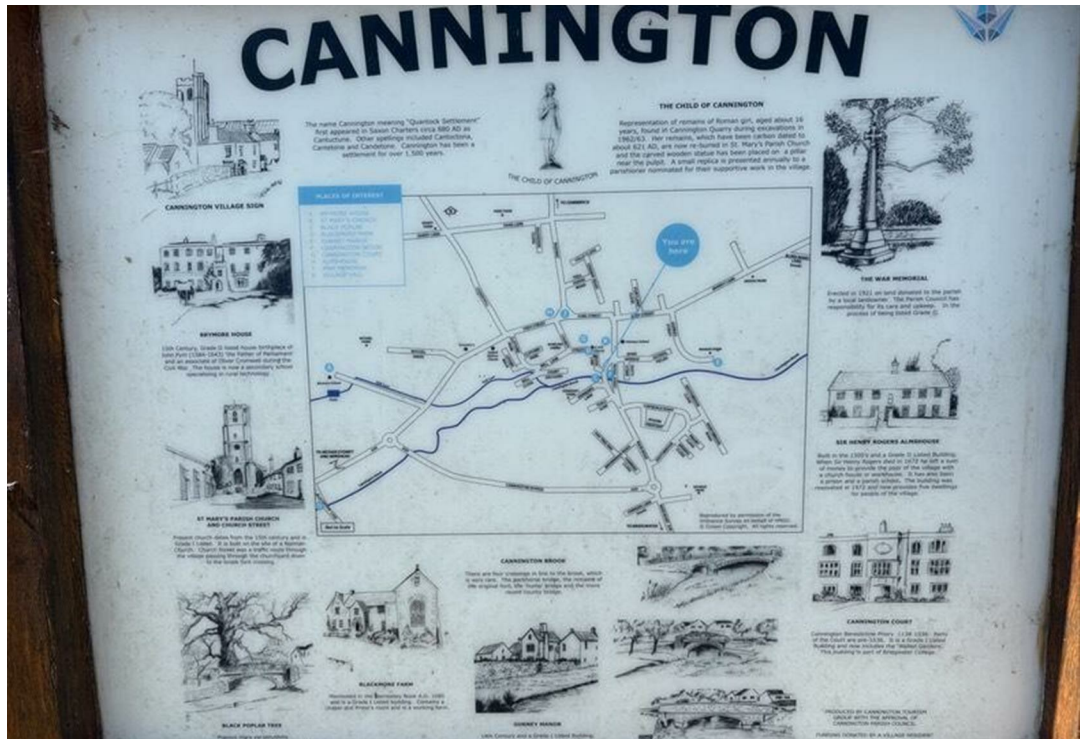
checker.ofcom.org.uk/en-gb/broadband-coverage

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).

