



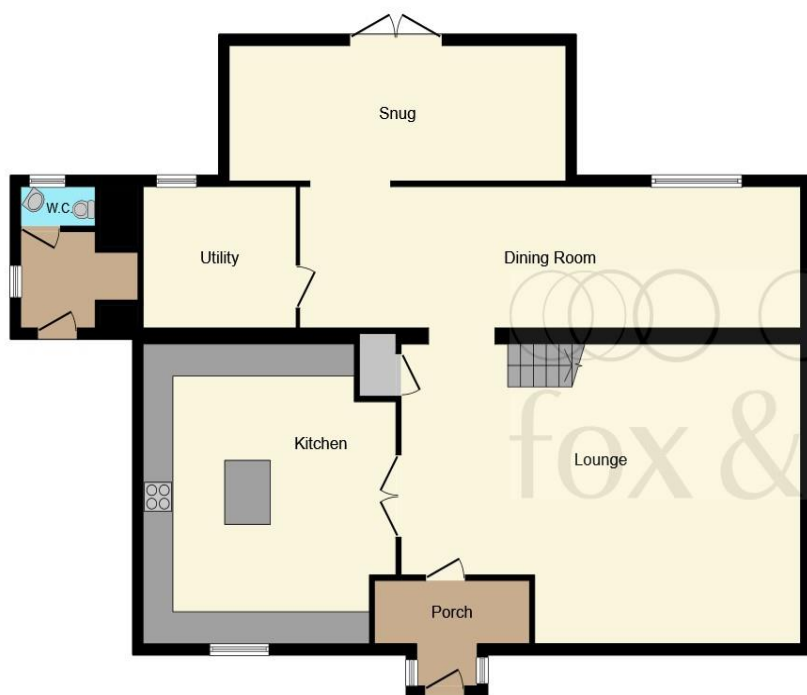
Denmans Farm Denmans Lane, Cannington Bridgwater TA5 2LH

welcome to

Denmans Farm Denmans Lane, Cannington Bridgwater

An exceptional 4 bedroom detached residence offering refined rural living where heritage charm meets contemporary luxury.





Ground Floor



First Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

Location:

What Three Words:

Need To Part Exchange?

Please Note

Entrance Hall

Lounge

25' 5" Max x 18' 1" Max (7.75m Max x 5.51m Max)

Dining Room

31' 3" x 8' 9" (9.53m x 2.67m)

Office/ Snug Room

22' 2" x 8' 6" (6.76m x 2.59m)

Walk In Storage Room.

5' 3" x 4' (1.60m x 1.22m)

Cloakroom

Kitchen

16' 5" x 16' 11" (5.00m x 5.16m)

Utility Room.

9' 1" x 8' 9" (2.77m x 2.67m)

Landing

Bedroom 1

18' 11" Max x 17' 7" Max (5.77m Max x 5.36m Max)

En Suite

welcome to

Denmans Farm Denmans Lane, Cannington Bridgwater

- Part exchange available*
- No onward chain
- Enviaible position in a picturesque countryside setting
- Blend of modern convenience & traditional charm
- Four double bedrooms and two bathrooms

Tenure: Freehold EPC Rating: G
Council Tax Band: D

£750,000



Please note the marker reflects the
postcode not the actual property

view this property online fox-and-sons.co.uk/Property/TAU108480



Property Ref:
TAU108480 - 0005

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Fox & Sons is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.


fox & sons



01823 286161



taunton@fox-and-sons.co.uk



52 East Street, TAUNTON, Somerset, TA1 3NA



fox-and-sons.co.uk