



11 Toll House Road
Cannington , Somerset , TA5 2NW

Brightest move

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£215,000



Brightestmove are delighted to offer for sale this semi-detached bungalow which is being sold for the first time since it was built in the early 1970's.

This two bedroom home is situated in a slightly elevated position and is set back from the road.

The double glazed accommodation is warmed by electric storage radiators and is now in need of updating throughout. The property is accessed via a front door to the side and into the kitchen which leads into the hallway/porch and then into the lounge/diner. A lobby then provides access to both bedrooms and bathroom with bedroom one benefitting from built in wardrobes and storage as well as a door into the rear garden. The property also includes a loft (accessed via ladder) that has a wooden boarded floor and a velux window providing potential for conversion to a hobbies room. Externally there is off road parking for three vehicles, a single garage as well as an open plan garden to the front and an enclosed tiered garden to the rear.



The village of Cannington offers a good range of amenities including a butcher, baker, garage, village shop, church and several public houses.

For more information or an appointment to view please contact the vendors sole agents.

TENURE: Freehold SERVICES: Mains electricity, water and drainage. Heating: Electric storage radiators.

COUNTIL TAX BAND: C

GROUND FLOOR



Lounge/Diner 16' 00" x 12' 01" (4.88m x 3.68m)

Kitchen 10' 09" x 8' 00" (3.28m x 2.44m)

Bedroom One 13' 08" x 8' 01" (4.17m x 2.46m)

Bedroom Two 10' 06" x 8' 10" (3.2m x 2.69m)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D		
39-54	E	42 E	
21-38	F		
1-20	G		

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