



31 Conway Road
Cannington, Somerset, TA5 2NP

Brightestmove

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£270,000



Brightestmove are delighted to offer for sale this semi-detached bungalow which is situated in a cul-de-sac position in the sought after village of Cannington, which is approximately 5 miles west of Bridgwater,

This two bedroom home benefits from a dining room extension and has been much improved over the years. The electrics were updated in 2017 and more recently a new gas fired boiler was installed in 2024 under the benefit of a 10 year guarantee.

The property is accessed via a front door to the side into the hallway which provides access to the kitchen, dining room and living room. A lobby off the living room then provides access to both bedrooms and shower room with bedroom one benefitting from built in wardrobes and dressing table.

Externally there is ample road parking leading to the extended oversized garage as well as an open plan garden to the front and an enclosed garden to the rear complete with summerhouse.



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.

SERVICES: Mains gas, electricity, water and drainage HEATING: Gas fired central heating system (boiler installed in April 2024)

TENURE: Freehold COUNCIL TAX BAND: D



Kitchen 10' 08" x 7' 05" (3.25m x 2.26m)

Dining Room 10' 10" x 8' 09" (3.3m x 2.67m)

Living Room 16' 01" x 12' 01" (4.9m x 3.68m)

Bedroom One 13' 02" x 9' 0" (excluding robes) " (4.01m x 2.74m)

Bedroom Two 10' 06" x 8' 08" (3.2m x 2.64m)

Garage 19' 07" x 12' 0" (5.97m x 3.66m)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

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