



Grange Close
 Cannington, Bridgwater, TA5
 £260,000 Freehold

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Wilkie May & Tuckwood

Floor Plan



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Description

An extended and superbly presented three bedroom house located in the highly sought after village of Cannington. The property has recently undergone upgrading throughout and now includes a high quality newly fitted kitchen with various built-in appliances, also it incorporates a utilities' area and a super shower room off. The house is double glazed, has gas central heating throughout and would make an ideal first or family home.

- Extended three bedroom house
- Superbly presented home
- Highly sought after village
- Upgraded throughout
- Over 18' kitchen/dining room
- Utilities' area
- Downstairs' shower room
- Three bedrooms with wardrobes
- Upstairs' bathroom
- Low maintenance rear garden

THE PROPERTY:

The accommodation comprises a new porch and front door to the entrance hall where stairs rise to the first floor. Off is a living room and then beyond this a superb kitchen/dining room - with a utility area off. The whole area includes a range of high quality pastel grey coloured base and wall cupboards, along with drawers, an integrated dishwasher, fridge/freezer, larder cupboard and a wine cooler. Behind this is a shower room with a cubicle, WC and basin.

On the first floor are three well proportioned bedrooms all with useful storage wardrobes and a bathroom with white three-piece suite including a bath, with shower over, basin, WC and a heated towel rail.

Outside - There are low maintenance gardens at the back as well as at the rear - the rear is enclosed and consists of an artificial lawn and patio.

LOCATION: Situated within the village of Cannington on the outskirts of the market town of Bridgwater. The village offers local amenities including public houses, hairdressers, bakery, butchers, primary school, shop and newsagents. Bridgwater offers a full range of amenities including retail, educational and leisure facilities. The M5 junctions 23 and 24 are nearby with main line links via Bridgwater Railway station. From Bridgwater Bus station there are regular services to Taunton, Weston-super-Mare and Burnham-on-Sea plus a daily coach to London Hammersmith.



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GENERAL REMARKS AND STIPULATION

Tenure: The property is offered for sale Freehold by private treaty.

Construction: Traditional construction.

Services: Mains water, mains electricity, mains drainage, gas fired central heating.

Local Authority: Somerset Council, County Hall, Taunton, Somerset, TA1 4DY

Council Tax Band: B

Broadband Coverage: We understand that there is superfast mobile coverage. The maximum available broadband speeds are: 80Mbps download and 20Mbps upload. We recommend you check coverage on [Mobile and Broadband checker - Ofcom](#)

Mobile Phone Coverage: Voice and data limited with EE. Voice limited with O2 and Vodafone.

Flood Risk: Rivers and sea: Low risk **Surface water:** Very low risk **Reservoirs:** Yes **Groundwater:** Unlikely

We recommend you check the risks on [Check the long term flood risk for an area in England - GOV.UK \(www.gov.uk\)](#)

Planning: Local planning information is available on [Planning Online \(somerset.gov.uk\)](#)



IMPORTANT NOTICE Wilkie May & Tuckwood for themselves and for the vendors of the property, whose agents they are, give notice that: 1. the particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchaser and do not constitute part of an offer or contract. Prospective purchasers and lessees ought to seek their own professional advice. 2. All descriptions, dimensions, areas, reference to condition and necessary permissions for use and occupation and other details are given in good faith, and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 3. No person in the employment of Wilkie May & Tuckwood has any authority to make or give any representations or warranty whatever in relation to this property on behalf of Wilkie May & Tuckwood, nor enter into any contract on behalf of the vendor. 4. No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties which have been sold, let or withdrawn. Photographs taken and details prepared in June 2024.

MEASUREMENTS AND OTHER INFORMATION All measurements are approximate. While we endeavour to make our sales particular accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information with you.

Code of Practice for Residential Estate Agents: Effective from 1 August 2011:

8. Financial Evaluation: 8a At the time that an offer has been made and is being considered by the seller, you must take reasonable steps to find out from the prospective buyer the source and availability of his funds for buying the property and pass this information to the seller. Such information will include whether the prospective buyer needs to sell a property, requires a mortgage, claims to be a cash buyer or any combination of these. Such relevant information that is available should be included in the Memorandum of Sale having regard to the provisions of the Data Protection Act. 8b These reasonable steps must continue after acceptance of the offer until exchange of contracts (in Scotland, conclusion of missives) and must include regular monitoring of the prospective buyer's progress in achieving the funds required, and reporting such progress to the seller.

The agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for their purpose. A Buyer is advised to obtain verification from their solicitor or surveyor. References to the Tenure of the Property are based on information supplied by the Seller. The agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor.

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