

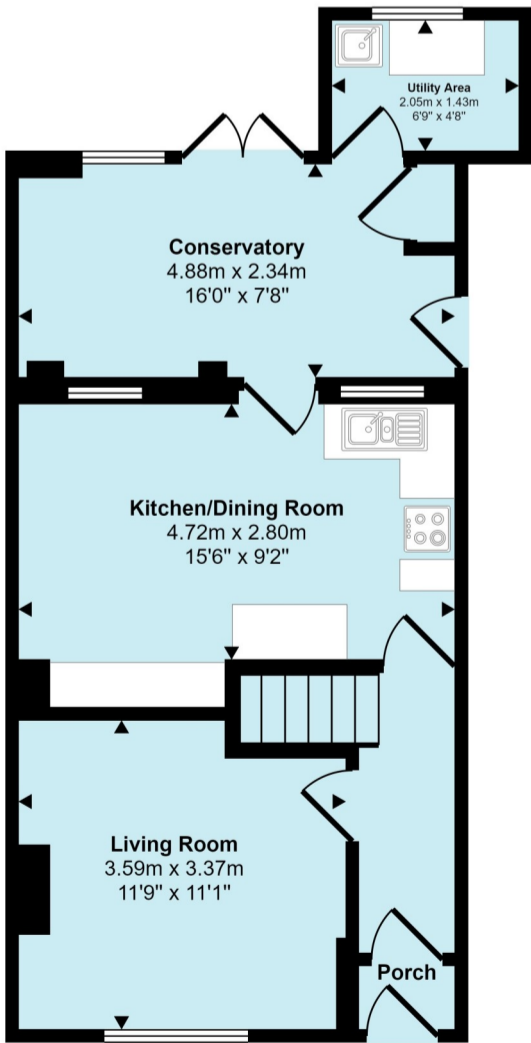


Park Lane
Cannington, Bridgwater, TA5
£245,000 Freehold

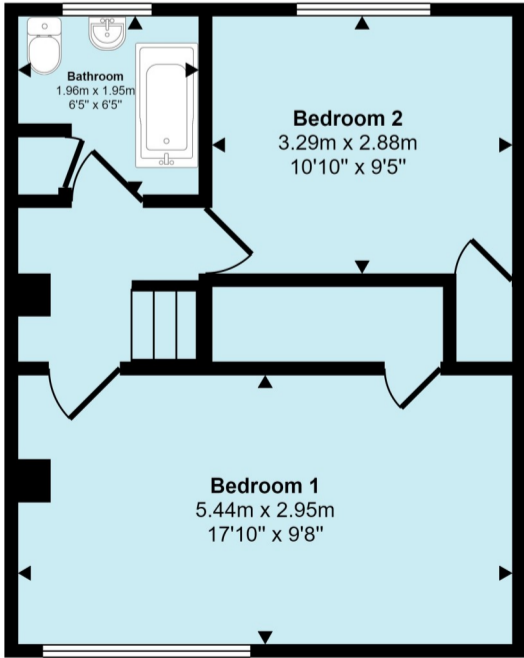
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**Wilkie May
& Tuckwood**

Floor Plan



Ground Floor



First Floor

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Description

If you have dreamt of owning a house with far reaching rural views look no further than this superbly presented two bedroom home located in an elevated position in the highly sought after village of Cannington. The views are to be found at both the front - across open farmland and across the Bristol Channel with the Welsh hills in the distance - and at the rear with views over the local recreational facilities.

- Superbly presented home
- Highly sought after village
- Superb rural views to front and back
- Living room with front aspect
- Over 15' kitchen/dining room
- Conservatory over 16'
- Utility area
- Two bedrooms
- Bathroom upstairs
- Front garden
- South facing rear garden

THE PROPERTY:

The house itself benefits from accommodation which includes a vestibule which opens into an entrance hall where stairs rise to the first floor. Off to the left is a cosy living room with views to the front, whilst at the rear is a well fitted kitchen/dining room with base and wall cupboards which extend to one wall in the dining area which also has ample space for a table and chairs. Behind this is a conservatory - which overlooks the south facing rear garden - with a useful cupboard and utility area off this.

On the first floor is a huge principal bedroom with far reaching views and a recessed cupboard off. The second bedroom is a double and again excludes a built-in cupboard. Finally the bathroom is well fitted with a bath, mains fed shower over, WC, basin together with a gas fired combination boiler which provides both heating and hot water.

Outside - There is a low maintenance front garden comprising gravel and beds whilst at the rear is a relatively private garden consisting of a patio, lawn and raised beds. The garden backs directly onto a recreational facility and is south facing.

LOCATION: Cannington offers an extensive range of village amenities including a number of shops, local post office and hairdressers, primary school, church, inn and golf course. Public transport is also available. Many rural activities can be enjoyed on the Quantocks themselves, including sailing at Durleigh reservoir and fly fishing at Hawkrigde reservoir and the north Somerset coast is nearby.



WM&T

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

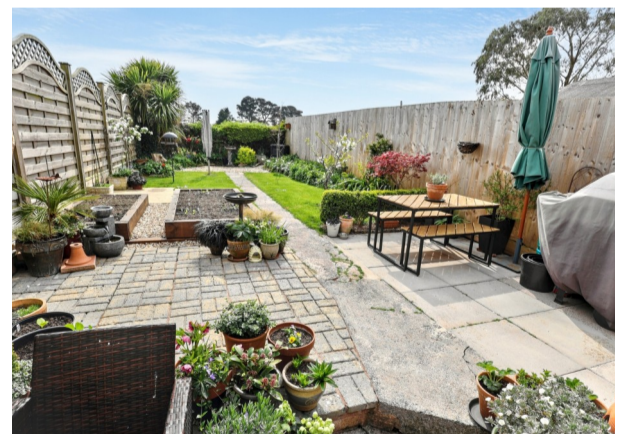
Broadband Coverage: We understand that there is standard mobile coverage. The maximum available broadband speeds are: 19Mbps download and 1Mbps upload. We recommend you check coverage on [Mobile and Broadband checker - Ofcom](#)

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

Flood Risk: Rivers and sea: Very low risk **Surface water:** Very low risk **Reservoirs:** Unlikely **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 January 2025.

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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