



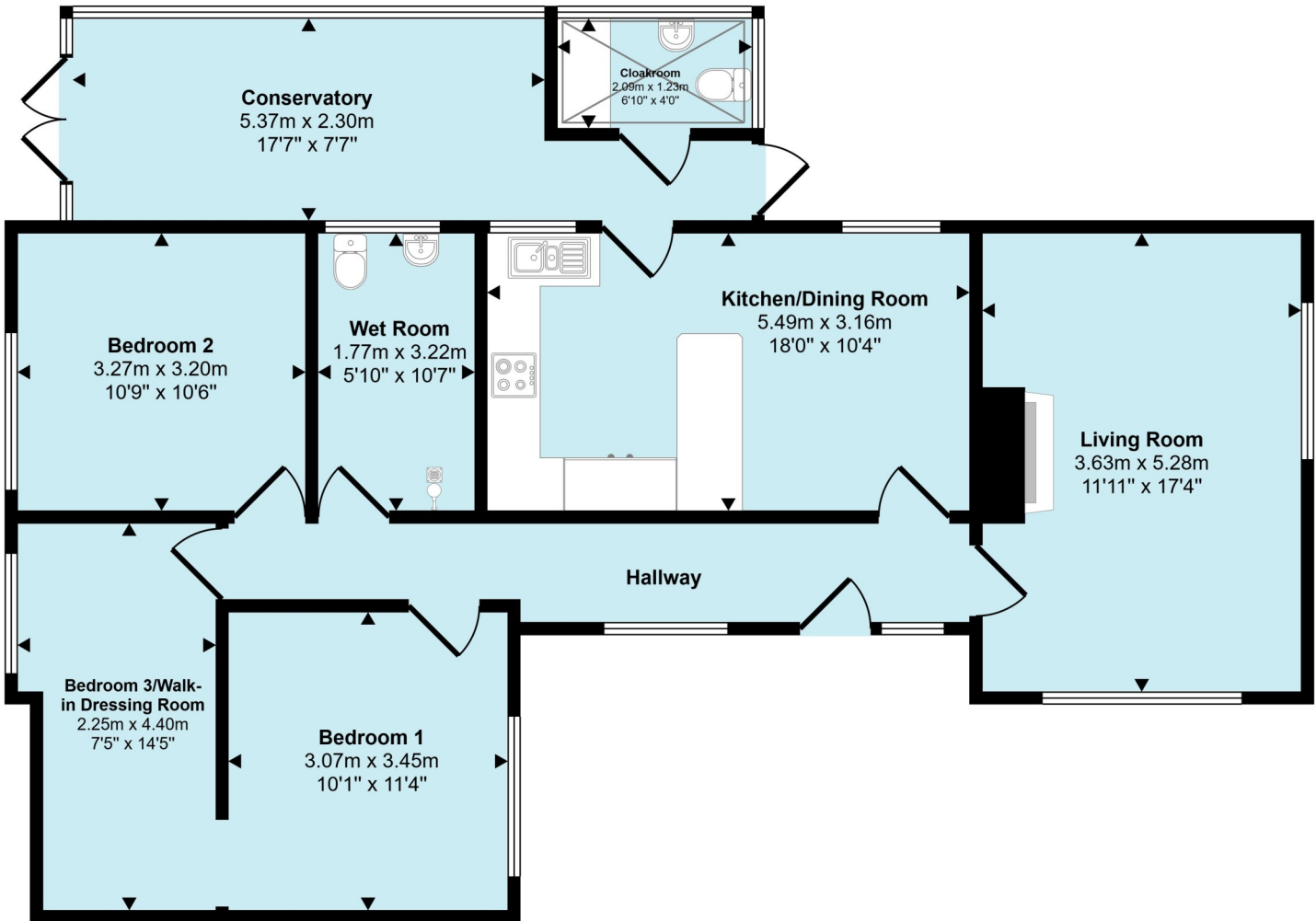
Rydon Crescent

Cannington, Bridgwater, TA5
£395,000 Freehold

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**Wilkie May
& Tuckwood**

Floor Plan



Floorplan

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

The property is an immaculately presented modern two/three detached bungalow in the popular village of Cannington, sitting on a generous plot with off-road parking for a number of vehicles.

The property is offered to the market with no onward chain.

- Immaculately presented bungalow
- Popular village location
- Over 17' living room with fireplace
- Kitchen/dining room 18' in length
- Conservatory
- Cloakroom
- Three bedrooms
- Modern wet room
- Recently laid resin driveway
- Garage
- Front garden
- West facing rear garden
- No onward chain

THE PROPERTY:

The accommodation comprises an entrance hall, living room with a feature fireplace, kitchen/dining room with modern fitted Wren kitchen, a cloakroom and a conservatory which leads to the good size rear garden.

There are two double bedrooms and the third bedroom has been turned into a walk-in dressing room. There is a modern wet room.

Outside – To the front is a lawned garden with well stocked flower beds and a recently laid resin drive, giving access to the garage. The garden to the rear is laid to lawn, has fully stocked flower beds, a patio area and a greenhouse.

The property enjoys a good degree of privacy and the rear garden is west facing.

A viewing of the property is highly recommended not only to fully appreciate its condition but also its location within the village.

LOCATION: Cannington offers an extensive range of village amenities including a number of shops, local post office and hair dressers, 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.



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: D

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 and Three. Voice only limited with O2 and Vodafone.

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

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 \(somerset.gov.uk\)](#)

WM&T



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 April 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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