



Hawkers Close

Cannington, Bridgwater, TA5
£340,000 Freehold


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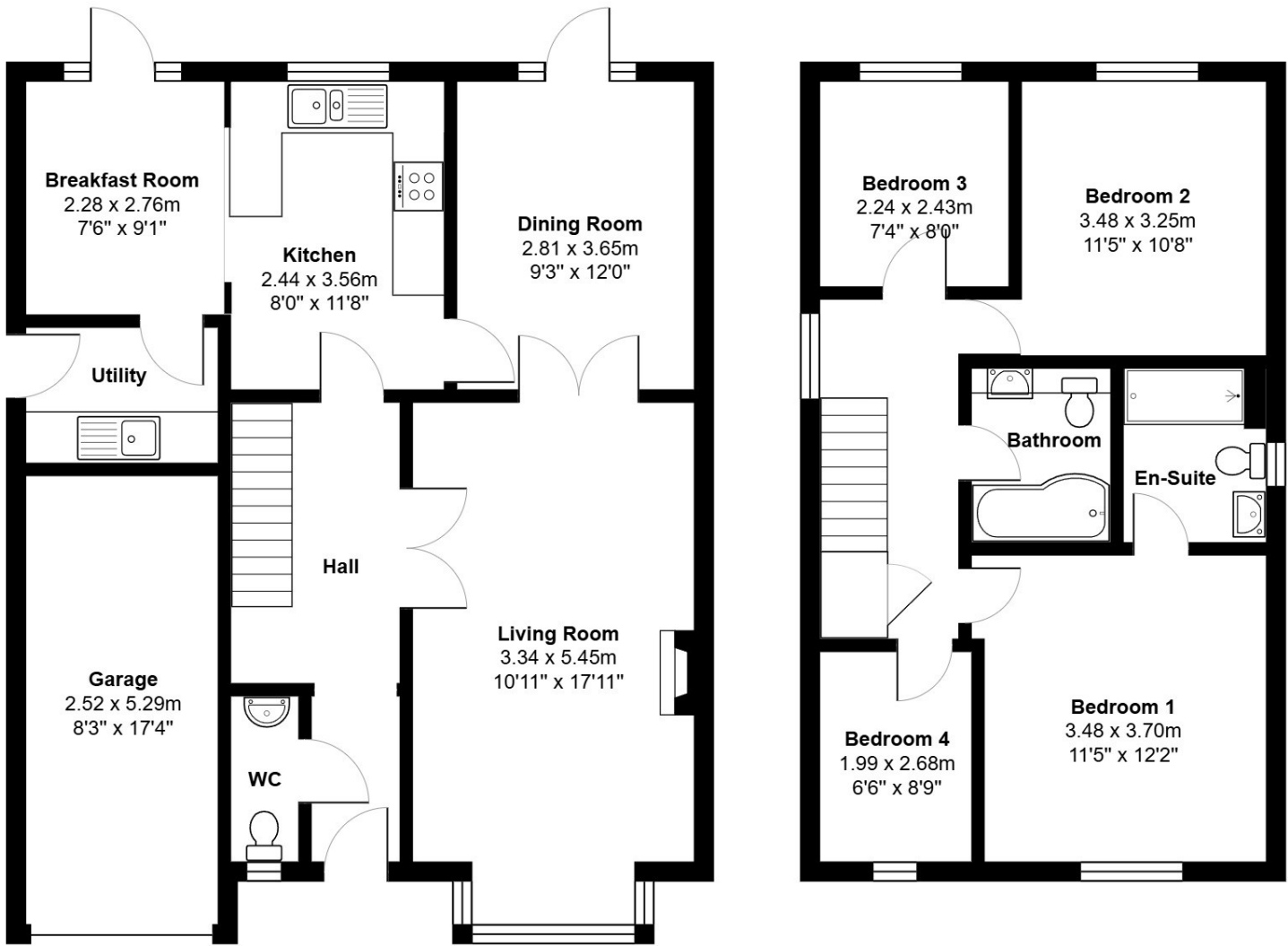

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EPC

Wilkie May
& Tuckwood

Floor Plan



Description

Presenting this spacious, four bedroom, detached, family home, having a garage and off-road parking.

Nearby is a bus stop for children attending Haygrove Secondary School in Bridgwater.

- Popular village of Cannington
- Spacious detached house
- Over 17' living room with bay window
- Dining room with access onto garden
- Kitchen/breakfast room
- Cloakroom downstairs
- Principal bedroom with en-suite
- Three further bedrooms
- Bathroom
- Gardens
- Garage and off-road parking

THE PROPERTY:

Briefly, the property comprises a hall with understairs' recess and WC with toilet and basin. A generously sized living room with bay window, fireplace and double doors into the hall and dining room. The dining room itself is a well-proportioned room with rear door to the garden patio. The kitchen/diner hosts ample worktop and unit space, oven, hob, sink, space for further appliances, tiled floor extending into the breakfast/dining area which in turn hosts a door leading onto the garden patio. A utility with worktop and unit space, sink, space for appliances and side door.

Stairs lead to a landing with cupboard. The principal bedroom is a spacious double, overlooking the front, with en-suite shower room comprising a large shower, basin with storage and toilet. A second double bedroom overlooks the rear. Bedroom three is a well-proportioned room, currently used as a home office, overlooking the rear garden. Bedroom four is a single, overlooking the front. The modern family bathroom has a toilet, basin, storage and P-shaped bath with shower over.

The fully enclosed, rear garden is a generous size and comprises lawn, patio and some decking to the rear. The rear garden benefits from side access.

The front of the property has a tarmac drive and gravel, giving space for a second car. There is a garage with power, light, roof storage space, boiler and some units.

The property benefits from gas central heating and double glazing.

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 Hawkridge reservoir and the north Somerset coast is nearby.



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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: 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 O2.

Flood Risk: Rivers and sea: Very low risk **Surface water:** Low risk **Reservoirs:** Likely **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 July 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.

We routinely refer potential sellers and purchasers to a selection of recommended local solicitors. It is their decision whether to use those services. In making that decision, it should be known that we may receive a payment benefit of not more than £150 plus VAT per transaction.

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