

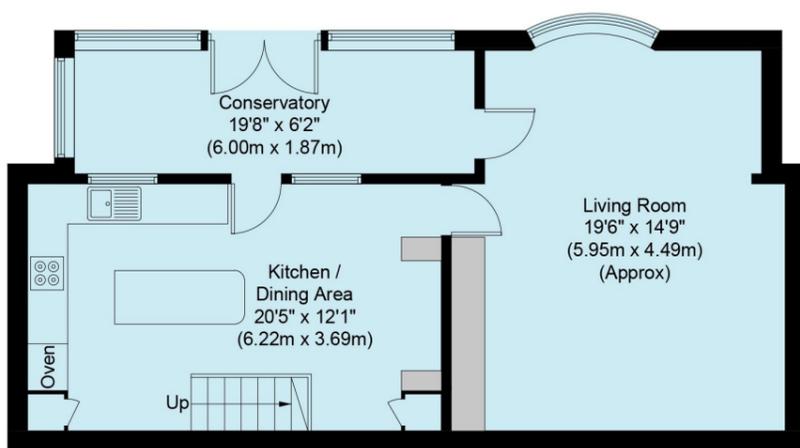


**High Street**  
 Cannington, Bridgwater, TA5  
 £335,000 Freehold

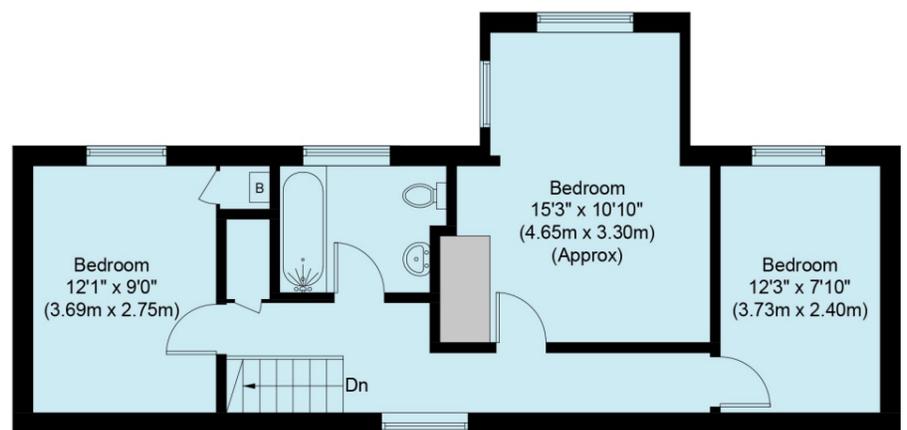
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<b>3</b>	<b>2</b>	<b>1</b>	<b>EPC</b>

**Wilkie May & Tuckwood**

**Floor Plan**



**Ground Floor**



**First Floor**

For illustrative purposes only. Not to scale. ID1227856  
 Whilst every attempt has been made to ensure accuracy of the floor plan all measurements are approximate and no responsibility is taken for any error, omission or measurement.  
 Floor Plan Produced by EPC Provision

# Description

A beautiful three bedroom end terrace period cottage sitting in the heart of the popular village of Cannington and benefitting from off-road parking and a garage which is a premium in Cannington.

- Popular village of Cannington
- Period cottage with character features
- Over 19' living room with open fireplace
- Kitchen/dining area over 20'
- Conservatory
- Three double bedrooms
- Bathroom
- Rear garden
- Garage
- Off-road parking

## THE PROPERTY:

The accommodation comprises a conservatory, living room with an open fireplace and a kitchen/dining room with an array of integrated services and a log effect gas burner.

To the first floor there are three double bedrooms and a family bathroom.

Outside – There is off-road parking for up to three to four vehicles which lead to the garage. The garden is on a split level and is fully stocked with a range of mature plants, trees and shrubs with a seating area making the most of the outside space.

A viewing of the property comes highly recommended for a cottage in this 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 Hawkridge 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 central heating.

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

**Council Tax Band:** C

**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 available with EE. Limited voice and data with Three, O2 and Vodafone.

**Flood Risk: Rivers and sea:** Very low risk      **Surface water:** 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 \(www.gov.uk\)](#)



**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.

**Tel: 01278 425195**

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