



Cannington – £270,000 Freehold

Linda Saunders | Estate Agents



40 Oak Tree Way Cannington TA5 2RL

This is a rare opportunity to acquire a three bedroom detached bungalow occupying a quiet cul-de-sac position within this well established residential location. The property briefly comprises; kitchen, spacious lounge/diner, three bedrooms, bathroom, and guest WC. There are mature gardens front and rear and a long driveway leading to the single garage. Viewing is highly recommended as it is available with no onward chain.

ACCOMMODATION (All measurements are approximate)

Entrance Hallway: Double glazed door, radiator, doors to all rooms.

Guest WC: Window to front aspect, modern white suite comprising; low level WC, vanity sink unit with tiled splashbacks and cupboard below, radiator and carpet as fitted.

Lounge/Diner: 19'06" x 12'07". Dual aspect lounge with double glazed windows to front and side aspects, TV point. Door to: -

Inner Hallway: Doors to bathroom, and bedrooms, airing cupboard, and loft hatch.

Kitchen: 08'03" x 10'03". Window and door to side aspect, fitted with a range of eye and low level units, work surface with stainless steel sink and drainer with tiled splashbacks. Double oven, gas hob with extractor over and space for fridge/freezer.

Bedroom 1: 11'07" x 09'08". PVCu double glazed French doors to rear aspect, ceiling light, radiator and carpet as fitted.

Bedroom 2: 11'0" x 08'02" maximum measurements. Double glazed window to rear aspect, Built in mirror fronted wardrobes, ceiling light, radiator and carpet as fitted.

Bedroom 3: 09'03" x 09'09". Double glazed window to side aspect, built in mirror fronted wardrobes, ceiling light, radiator and carpet as fitted.

Bathroom: Double glazed window to side aspect, fitted with a three piece suite comprising low level WC, vanity wash hand basin with cupboard under, panelled bath with electric shower over, tiled splashbacks, extractor fan, radiator, and vinyl flooring.

OUTSIDE

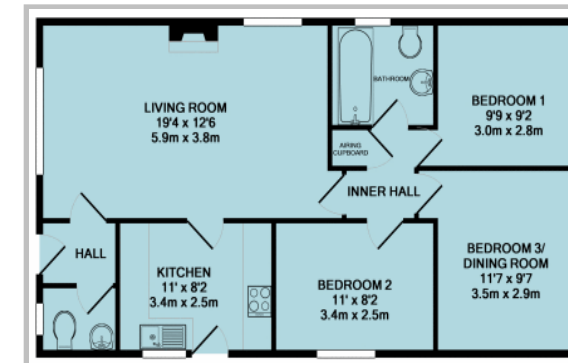
To the front is a lawn area with mature shrubs and bushes with pathway to the front door and a driveway providing parking for three to four vehicles and leading to the single garage which has a further personal door accessing the garden. To the side is a gate providing further access to the good-sized rear garden which is fully enclosed.

EPC Rating: TBA

Council Tax Band: D

Local authority reference number: 1106800400

Please Note: These are preliminary details as we are awaiting their approval from our vendor.



These particulars have been prepared for prospective purchasers only. They are not part of an offer or contract. While some descriptions are inevitably subjective, and information is given in good faith, they should not be relied upon as a statement or representation of fact.

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VIEWING

Strictly by appointment through our office in Bridgwater.

The mention of any appliances and/or services within these sales particulars does not imply that they are in full efficient working order

All measurements are approximate. Fixtures and fittings other than those mentioned above to be agreed with the seller.

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