



GIBBINS RICHARDS 
Making home moves happen

16 East Street, Cannington, Nr. Bridgwater TA5 2HJ

£210,000

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**** AVAILABLE WITH NO ONWARD CHAIN ****

A two bedroom semi-detached bungalow located in the popular village of Cannington benefitting from front and rear gardens. The property is warmed by gas central heating and fully double glazed. The accommodation comprises in brief; entrance hall, sitting room, kitchen, two good size bedrooms and bathroom. The property is within easy walking distance of local shops and amenities.

Tenure: Freehold / Energy Rating: D / Council Tax Band: B

Cannington is a thriving village with a primary school, general store incorporating a post office, butcher, baker, numerous pubs/restaurants and Cannington Golf Centre with its covered floodlit driving range all within walking distance of the property. Bridgwater Bay Nature Reserve and Steart Marshes are minutes away by car or bike.

Cannington is located just a short drive to north west of Bridgwater. Bridgwater town itself provides an excellent range of shopping, leisure and financial amenities as well as good access to the M5 motorway at Junctions 23 and 24 together with a mainline intercity railway station.

NO ONWARD CHAIN
TWO BEDROOM SEMI-DETACHED BUNGALOW
FRONT & REAR GARDENS
GAS CENTRAL HEATING
FULLY DOUBLE GLAZED
WALKING DISTANCE TO LOCAL SHOPS & AMENITIES
POPULAR VILLAGE LOCATION



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- Entrance Hall Doors to all rooms. Hatch to loft.
- Sitting Room 13' 1" x 10' 10" (4.m x 3.3m) Front aspect window. Feature fireplace.
- Kitchen 10' 6" x 10' 6" (3.2m x 3.2m) Rear aspect window and door to garden. Matching floor and wall cupboard units, space and plumbing for washing machine. Integrated electric oven and hob.
- Bedroom 1 12' 10" x 9' 10" (3.9m x 3.m) Front aspect window. Built-in wardrobe.
- Bedroom 2 10' 2" x 6' 6" (3.1m x 1.98m) Rear aspect window.
- Bathroom 7' 3" x 5' 3" (2.2m x 1.6m) Rear aspect obscure window. Low level WC, wash hand basin, bath with overhead shower. Heated towel rail.
- Outside Fully enclosed rear garden laid to lawn with side access gate leading to the front.



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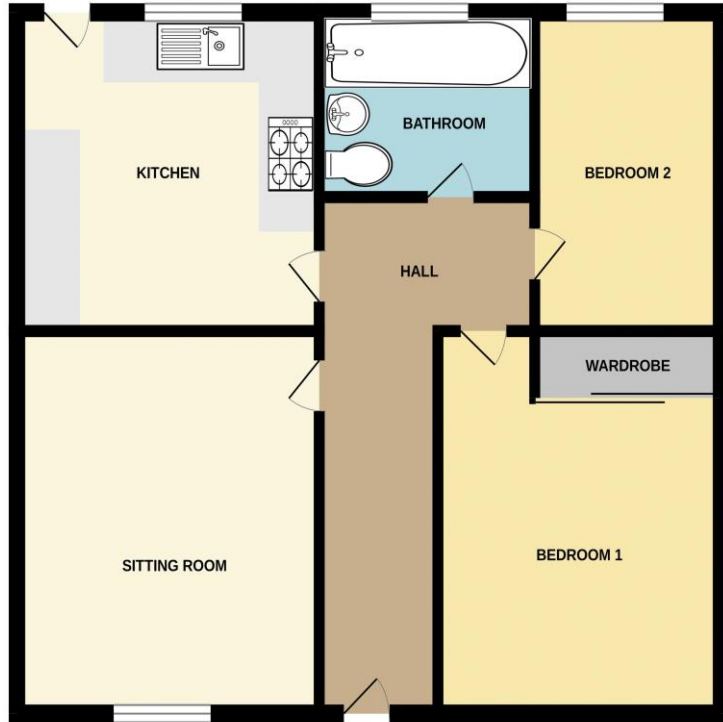


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GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. The plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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 the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.

References to the Tenure of a 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.

Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.



We routinely refer potential sellers and purchasers to a selection of recommended conveyancing firms – both local and national. It is their decision whether to use those services. In making that decision, it should be known that we receive a payment benefit of not more than £200 per transaction.
We routinely refer potential sellers and purchasers to Mortgage Advice Bureau (MAB) for mortgage and protection advice. It's their decision whether to use those services. In making that decision, it should be known that we receive a payment benefit of not more than £250 per case.
Once an offer is accepted by our client, an Administration Fee of £40 + VAT (£48) per buyer will be required in order for us to process the necessary checks relating to our compliance and Anti-Money Laundering obligations. This is a non-refundable payment and cannot be returned should a purchase cease to continue. It can be paid via a card machine, or via BACS transfer.

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