

Brownings Road  
Cannington  
Bridgwater  
TA5 2RH



**JOSEPH CASSON**  
the estate agency your home deserves





£399,950

- Spacious Detached Family Home
  - Constructed in 1995
    - Four Bedrooms
    - Two Shower Rooms
  - Three Reception Rooms & Conservatory
    - Utility & Cloakroom
  - Enclosed Rear Garden
  - Lawned Front Garden
  - Garage & Driveway

Set within a well-established development dating from the mid-1990s, this impressive detached family home occupies a prime position in the highly sought-after and historic village of Cannington.

The property offers spacious, thoughtfully arranged accommodation, including four bedrooms, two shower rooms, three reception rooms, a conservatory, a utility room, and a cloakroom. Externally, it benefits from attractive front and rear gardens, a private driveway, and an attached garage—an ideal choice for buyers seeking comfort, space, and a desirable village setting.

## ACCOMMODATION

This generously sized detached family home offers a well-balanced layout with spacious accommodation throughout. The ground floor features an entrance hallway, cloakroom, lounge, dining room, kitchen/breakfast room, conservatory, study, and a utility room.

A spacious first-floor landing provides access to four bedrooms, including a primary bedroom with its own en-suite shower room, along with a contemporary family shower room.

Outside, the property enjoys a lawned front garden, an enclosed rear garden with both lawn and seating areas, an attached garage, and side-by-side parking for two vehicles.

## LOCATION

The village of Cannington, on the edge of the Quantock Hills Area of Outstanding Natural Beauty, can trace its past as a popular settlement back as far as 1500 years. Today the thriving village supports a number of independent shops as well as pubs, restaurants, cafes and a primary school and is ideally positioned for access to Bridgwater, Taunton and Hinkley Point.

The market town of Bridgwater is approximately 3 miles away and offers further amenities and has excellent transport links to the M5 motorway and mainline rail link.

## ADDITIONAL INFORMATION

Tenure: Freehold

Estate/Management Charge: None

EPC Rating: D

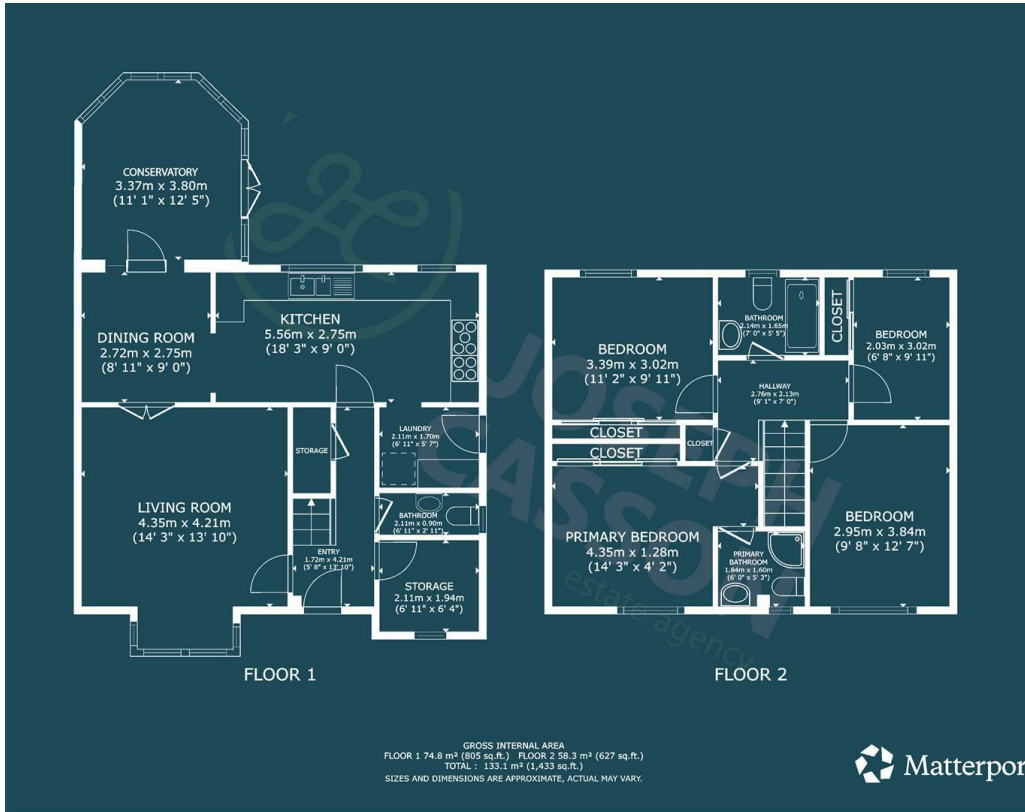
Council Tax Band: E

## UTILITIES

Water Supply: Mains

Sewerage: Mains





Electricity Supply: Mains  
 Gas Supply: Mains  
 Central Heating: Mains - Gas

### FLOODING

No Flooding in the last 5 years. Flood Information: [flood-map-for-planning.service.gov.uk/location](https://flood-map-for-planning.service.gov.uk/location)

### BROADBAND & MOBILE COVERAGE

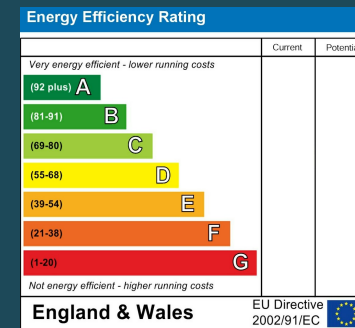
For an indication of specific speeds and supply or coverage in the area, we recommend that potential buyers use the Ofcom checkers below:

[checker.ofcom.org.uk/en-gb/mobile-coverage](https://checker.ofcom.org.uk/en-gb/mobile-coverage)

[checker.ofcom.org.uk/en-gb/broadband-coverage](https://checker.ofcom.org.uk/en-gb/broadband-coverage)

### Council Tax Band

E



**Agents Note:** Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



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