



Brook Street

Cannington, Somerset, TA5 2HP

Price Guide £135,000

Tamlyns

PROPERTY DESCRIPTION

Offered to the market with no onward chain this lovely one bedroom terraced cottage located in the sought-after village of Cannington.

EPC: C

Local Authority

Sedgemoor District Council Council Tax Band: A

EPC Rating: C

TO ARRANGE A VIEWING OR FOR FURTHER INFORMATION ON
THIS PROPERTY PLEASE CONTACT OUR SALES TEAM

01278 454500

house.sales@tamlyns.co.uk



PROPERTY DESCRIPTION

Sitting/ Dining Room

11'1" x 10'11" (3.40 x 3.33)

Front door into lounge, double glazed window to the front, opening through to :-

please see:

flood-map-for-planning.service.gov.uk/location

Kitchen

Range of wall and base unit with double glazed window to the rear.

Landing

Bedroom

10'11" x 9'8" (3.33 x 2.97)

Dpuble glazed window to the front.

Bathroom

Obscure double glazed window to the rear, paneled bath. pedestal wash hand basin and low level w/c.

Location

Cannington is a popular village, offering day-to-day amenities to include: Post Office and village stores, primary school, public houses, a hairdressers, church, golf course, and is home to Brymore School and Cannington College. Bridgwater lies approximately 4 miles to the east and offers a wider range of facilities as well as providing mainline rail and M5 motorway access.

Material Information

Tenure. Freehold.

Tax Band: A

Services. Electricity, gas, telephone, broadband, water and drainage.

Mobile telephone and broadband coverage available. To confirm the nature of the coverage and speeds, etc., please see:

checker.ofcom.org.uk/en-gb/mobile-coverage

checker.ofcom.org.uk/en-gb/broadband-coverage

The property has not flooded within the last five years. For more information,

PLAN



IMPORTANT NOTICE

We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. If there are any important matters likely to effect your decision to buy, please contact us before viewing the property.

- 1. Survey - A detailed survey has not been carried out, nor the services, appliances and fittings tested.
- 2. Plans - All measurements wall, doors, windows, fittings and appliances their sizes and location are shown conventionally and are approximate and cannot be regarded as being representation either by the seller or his Agent. Room sizes should not be relied upon for furnishing purposes and all approximate.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		91
(81-91) B		
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

