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ESTATE AGENTS



26 Park Lane, Cannington, TA5 2LU

£245,000

Set in a tranquil position on the edge of Cannington, this beautifully presented two-bedroom property enjoys pleasant views across the surrounding countryside, while remaining within easy reach of the village and its amenities.

The property offers well-proportioned and versatile accommodation arranged over two floors. The ground floor features an entrance porch leading into the hallway, a comfortable lounge and a kitchen/dining room, complemented by a conservatory overlooking the rear garden and a useful utility room. Upstairs, the landing provides access to two double bedrooms and the family bathroom.

Occupying an elevated position, the home is approached through an easy-to-maintain front garden. To the rear is an enclosed and attractively landscaped garden, providing a pleasant space for relaxing and entertaining.

Park Lane lies towards the edge of the popular Somerset village of Cannington, close to the beautiful Quantock Hills.

Cannington itself is a well-served and thriving village offering a good selection of everyday amenities, including independent shops, pubs, a primary school, village hall and church.

Recreational and educational facilities include a golf course, Bridgwater & Taunton College's Cannington campus and the popular Walled Gardens of Cannington.

For an appointment to view please contact the vendors sole agent.

ENTRANCE

Via double glazed door to:

Mains gas, electricity, water and drainage.

PORCH

Door to:

ENTRANCE HALLWAY

Stairs rising to first floor. Doors to living room and kitchen/ diner. Radiator.

LIVING ROOM

Double glazed window to front aspect. Feature fireplace with wall mounted electric fire. Radiator.

KITCHEN/ DINER

Two rear aspect double glazed windows. Fitted with a matching range of wall, base and drawer units with work surfaces over and stainless steel sink and drainer unit inset. Tiled splashbacks. Space for cooker with chimney style extractor over. Space for an undercounter fridge and freezer. Radiator. Double glazed door to the conservatory.

CONSERVATORY

Double glazed window to rear aspect. Storage cupboard. Side door to shared passageway that provides access to the front of the property. Door to the utility room and double glazed French doors to the garden.

UTILITY ROOM

Double glazed window to rear aspect. Worksurface with 'Belfast sink' inset. Space and plumbing for a washing machine and tumble dryer.

LANDING

Doors to bedrooms and bathroom. Loft hatch.

BEDROOM ONE

Double glazed window to front aspect. Built in cupboard. Radiator.

BEDROOM TWO

Double glazed window to rear aspect. Built in cupboard. Radiator.

BATHROOM

Obscure rear aspect double glazed window. Fitted with a three piece white suite comprising panelled bath with shower over, pedestal wash hand basin and WC. Partially tiled walls. Heated towel rail.

EXTERIOR

GARDEN

The property benefits from a generous, well-established rear garden, mainly laid to lawn, with paved patio areas providing space for outdoor seating and dining. The garden features an array of mature shrubs and colourful flowers.

SERVICES

Floor Plan

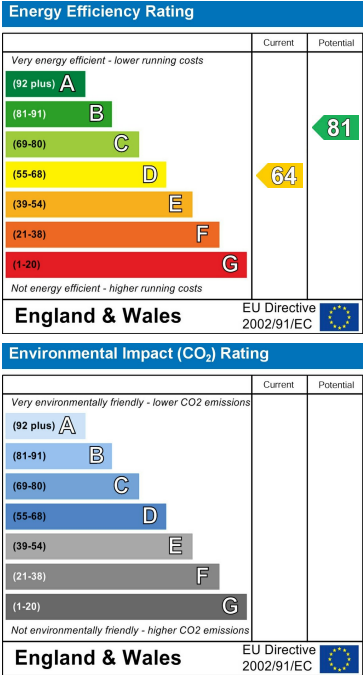


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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Area Map



Energy Efficiency Graph



For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. The agent has not tested any appliances or services, heating systems etc so cannot verify if they are in working order, nor have we carried out a survey. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us or obtain verification from your Solicitor or Surveyor.
References to the Tenure of a Property are based on information supplied by the Seller.