



BURNISH GROVE

Cannington, Bridgwater, TA5 2SY

Price **£475,000**

Tamlyns

PROPERTY DESCRIPTION

Nestled in the charming village of Cannington, Bridgwater, this delightful detached family home on Burnish Grove offers a perfect blend of comfort and modern living. With four spacious bedrooms, this property is ideal for families.

Upon entering, you are welcomed into a generous Kitchen/Family Room leading to the rear garden which is lawned with a raised area for seating and also houses a hot tub. The well-appointed layout ensures that each room flows seamlessly into the next, creating a harmonious living environment.

The inclusion of solar panels and battery storage not only enhances the property's energy efficiency but also contributes to lower utility bills, making it an environmentally friendly choice.

Situation

Detached Family Home Master with En-suite *3 further bedrooms* family bathroom *Kitchen/Breakfast Room* Garage and Parking *No onward chain* Owned Solar Panels

Local Authority

Somerset council Council Tax Band: E

Tenure: Freehold

EPC Rating: B

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

01278 454500

house.sales@tamlyns.co.uk



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Accommodation

All measurements are approximate

Entrance

Double glazed front door to:

Hallway

Stairs rising to first floor, cupboard space for storage, smoke alarm, wall mounted central heating control.

Study

9'6" × 7'10" (2.9 × 2.4)

Double glazed window to front aspect, radiator

Lounge

18'0" × 11'5" (5.5 × 3.5)

Double glazed bay window to front aspect, radiator.

Downstairs WC

Low level WC, vanity corner sink, extractor fan, radiator

Utility

5'6" × 5'2" (1.7 × 1.6)

Double glazed window to side aspect, wall mounted central heating boiler, integrated washing machine, under counter units with contrasting work top, radiator.

Kitchen/Breakfast Room

26'6" × 8'10" (8.1 × 2.7)

Double glazed window to rear overlooking the garden, range of modern wall and base units with contrasting work tops, black one and a half bowl sink unit with mixer tap, integrated double oven, separate gas hob with extractor fan over, integrated dishwasher, integrated fridge/freezer and further tall unit storage, spot lighting. In the dining area there are french door that open out onto a small patio area, there is also a radiator in this area.

Landing

Smoke alarm, radiator, cupboard for storage

Master Bedroom

13'9" × 11'1" (4.2 × 3.4)

Double glazed window to front aspect, radiator, glass fronted built in wardrobes with sliding doors:

En Suite

Obscure double glazed window to front, double walk in shower with tiling, pedestal wash hand basin, low level WC, spot lighting, shaver point, extractor fan,

Bedroom 2

11'9" × 11'1" (3.6 × 3.4)

Double glazed window to front, radiator.

Bedroom 3

12'9" × 9'2" (3.9 × 2.8)

Double glazed window to rear, radiator

PROPERTY DESCRIPTION

Bedroom 4

10'9" × 9'6" (3.3 × 2.9)

Double glazed window to rear, radiator, currently used as a dressing room

Family Bathroom

6'10" × 6'6" (2.1 × 2)

Obscure double glazed window to rear, white suite comprising of a panel bath with shower over and a glass shower screen, pedestal wash hand basin, low level WC, shaver point, heated towel radiator, spot lighting, tiling to compliment.

solar panels

Owned 4.2kw solar panels and 9.5 kWh Battery situated in the garage.

Outside

Front Garden

Laid to lawn with pathway leading to front door, enclosed by low level hedging

Rear Garden

Enclosed by panel fencing, laid to lawn with a decked area to the rear for seating and also housing a hot tub, there is an outside tap and a gate giving access to the parking and garage.

Garage and Parking

Attached Garage with power and lighting and an up and over door.

Material Information...

Additional information not previously mentioned

- Mains electric, gas and water
- Water metered
- Solar Panels
- Mains drains
- No Flooding in the last 5 years.

- Broadband and Mobile signal or coverage in the area.

For an indication of specific speeds and supply or coverage in the area, we recommend potential buyers to use the

Ofcom checkers below:

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

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

Flood Information:

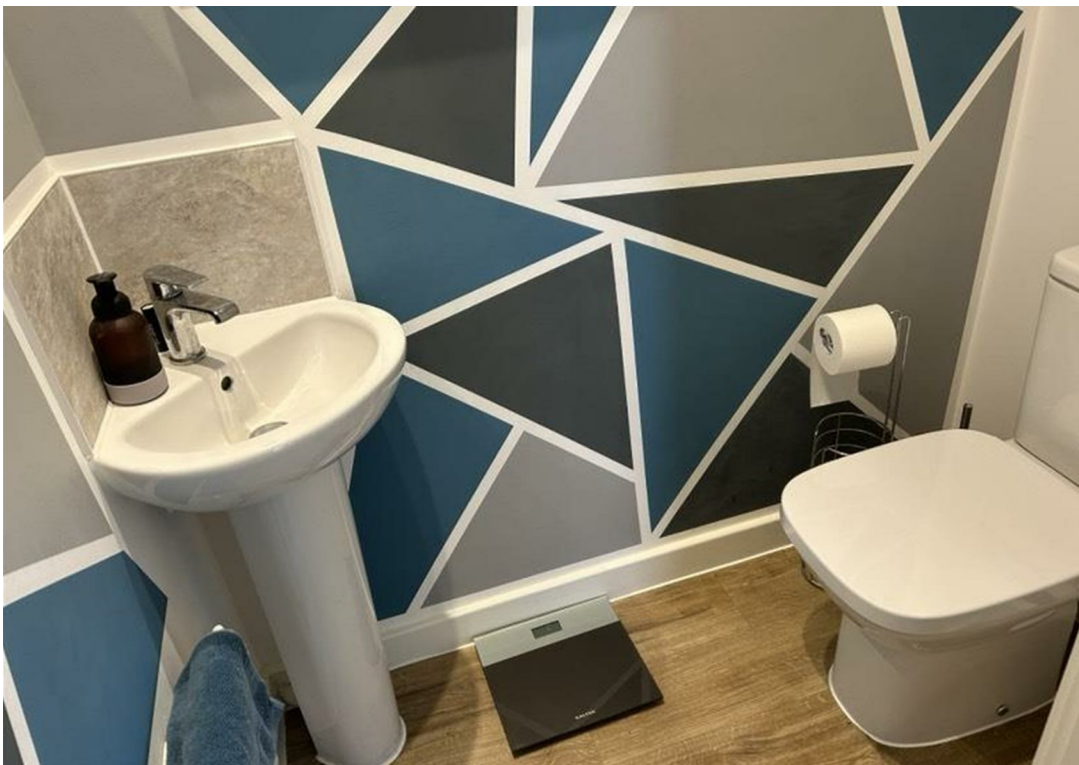
flood-map-for-planning.service.gov.uk/location

Community Charge

Council Tax Band E







PLAN



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		93
(81-91) B	85	
(69-80) C		
(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	

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.

Tamlyns may make the following referrals and in exchange receive an introduction fee: Simply Conveyancing - Introduction fee of up to £200 (plus vat), HD Financial Ltd - Introduction fee of up to £200 (plus vat).

