



GIBBINS RICHARDS 
sales and lettings

2 Meadow Mews, Rodway, Cannington, Nr. Bridgwater TA5 2PJ

£335,000

GIBBINS RICHARDS 
Making home moves happen

Attractive cottage style home * Countryside views * Sitting room with wood burner * Well equipped kitchen * Utility & downstairs WC * Four generous size bedrooms including en-suite shower room * Family bathroom * Large loft room * Internal viewing highly recommended *

An early viewing is strongly recommended to fully appreciate this generous size and well positioned cottage style home. The property is one of four properties located on the outskirts of this popular village and benefits from attractive rural views as well as backing onto farmland. The property provides spacious accommodation incorporating sitting room with wood burning stove, downstairs WC, well equipped kitchen with access to a dining room with door to outside, separate utility room and access to an integral garage. To the first floor there are four double bedrooms incorporating an en-suite shower room and re-fitted family bathroom. Whilst a staircase leads up to a most useful converted loft space with Velux window.

The property is set well back from the road and accessed via a small slipway providing ample off road parking and integral garage. The rear garden itself benefits from a delightful open aspect backing onto farmland. Cannington is a popular village which is located approximately five miles from Bridgwater's town centre and offers a good range of day-to-day facilities, as well as being in close proximity to Cannington College as well as being within comfortable reach of Hinkley Point power station.

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

Attractive cottage style home

Two receptions

Integral garage

Four first floor bedrooms

Large converted loft

Attractive rural views

Gas fired central heating

Off road parking





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Entrance Hall	WC and wash hand basin.
WC	
Sitting Room	17' 0" x 11' 8" (5.18m x 3.55m) with wood burning stove.
Dining Room	9' 10" x 8' 8" (2.99m x 2.64m) French doors to rear garden.
Kitchen	10' 8" x 8' 8" (3.25m x 2.64m) Built-in appliances including electric oven and hob, integral fridge, freezer and dishwasher.
Utility Room	8' 8" x 5' 10" (2.64m x 1.78m) Door to garden and garage.
First Floor Landing	Airing and storage cupboards.
Bedroom 1	13' 10" x 11' 0" (4.21m x 3.35m) Built-in double wardrobe.
En-Suite Shower Room	Shower enclosure, WC and wash hand basin.
Bedroom 2	11' 0" x 8' 10" (3.35m x 2.69m)
Bedroom 3	10' 8" x 8' 10" (3.25m x 2.69m)
Bedroom 4	9' 10" x 8' 10" (2.99m x 2.69m)
Family Bathroom	8' 8" x 5' 9" (2.65m x 1.76m) Low level WC, wash hand basin and bath.
Second Floor Landing	
Loft Room	27' 0" x 9' 8" (8.22m x 2.94m) Eaves storage and three Velux windows.
Outside	To the front of the property there is a shared drive and access allowing for two off road parking areas and integral garage with up and over door, light power and wall mounted oil fired boiler. The rear garden is fully enclosed being mainly laid to lawn with patio and rear shared access point. The garden itself backs onto fields.

AGENTS NOTE:

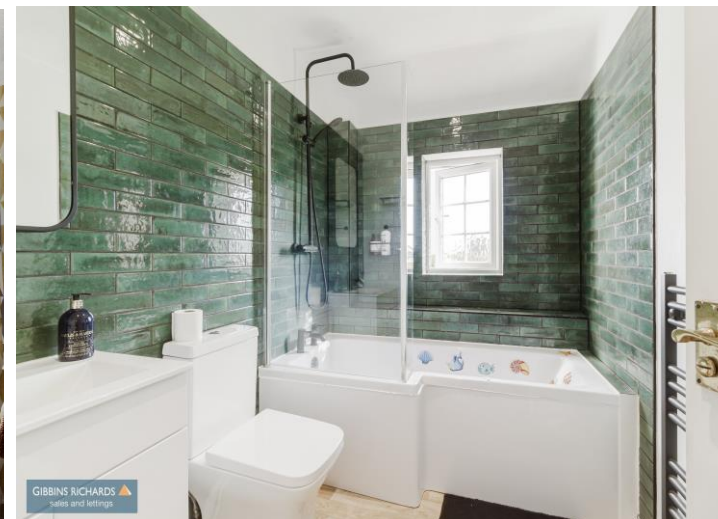
Please note this property has a septic tank which is served by four properties in the row. A monthly fee is payable at £67 payable to the owner of No. 4 Meadow Mews. We also understand this is emptied and maintained every six months. Full details of this should be sought via your legal representative.



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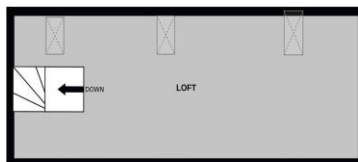
GROUND FLOOR
671 sq.ft. (62.3 sq.m.) approx.



FIRST FLOOR
677 sq.ft. (62.9 sq.m.) approx.



SECOND FLOOR
260 sq.ft. (24.1 sq.m.) approx.



TOTAL FLOOR AREA : 1608 sq.ft. (149.4 sq.m.) approx.

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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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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