

Southbrook
Cannington
Bridgwater
TA5 2LB




JOSEPH CASSON
the estate agency your home deserves





£265,000

- Spacious Semi-Detached Property
 - Three Bedrooms
 - Two Reception Rooms
 - Conservatory
- Utility Room & Cloakroom
 - Garage & Driveway
- Front and Rear Gardens
- Gas Central Heating & Double Glazing

Set in the desirable village of Cannington, this spacious home features three bedrooms, two reception rooms, a conservatory, utility room, and cloakroom—offering flexible modern living.

Outside, there are generous front and rear gardens, a private driveway, and an attached garage, ideal for those seeking space and practicality in a village setting.

ACCOMMODATION

This gas centrally heated and double glazed semi-detached family home briefly comprises: an entrance hallway, lounge, kitchen, dining room, utility room, WC and conservatory to the ground floor. Arranged on the first floor and accessed from the landing are three bedrooms and a bathroom. Externally, there is a front garden, garage, driveway, and an enclosed rear garden.

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: C

Council Tax Band: B

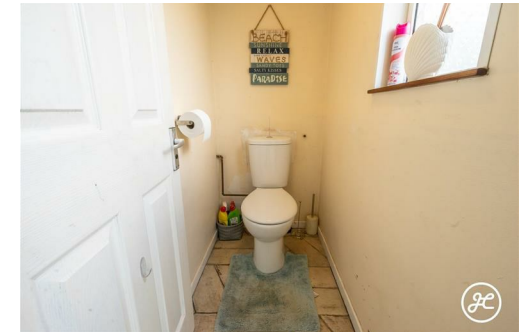
UTILITIES

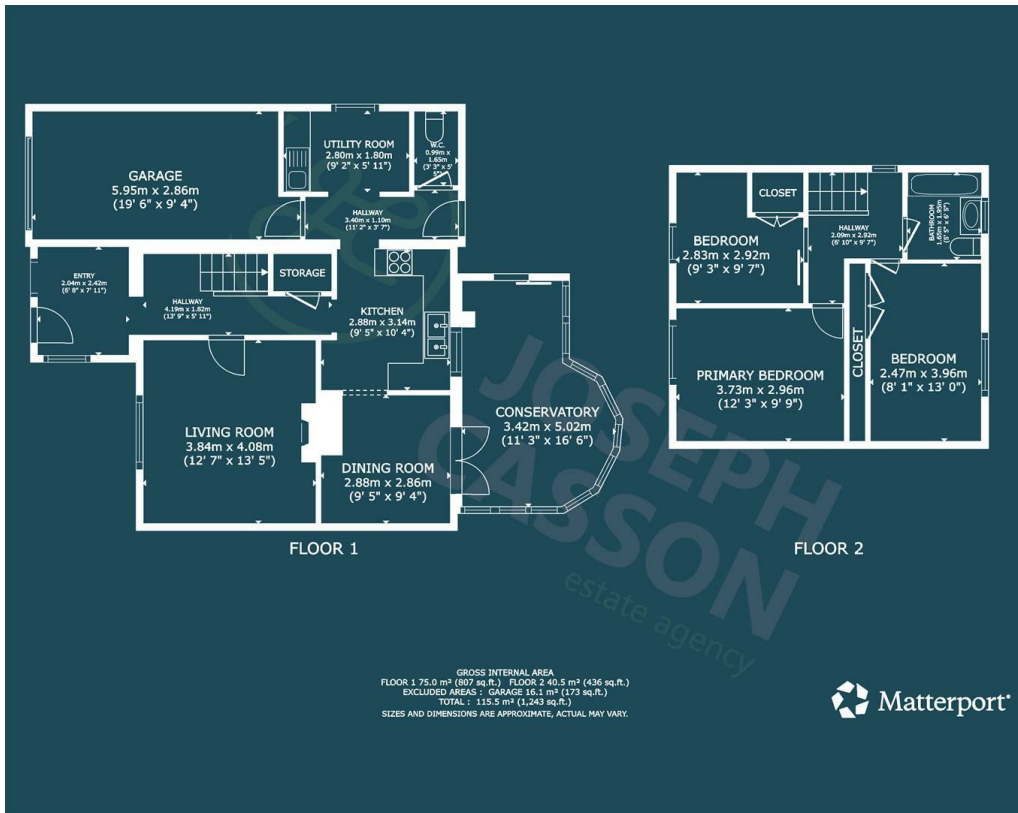
Water supply: Mains

Sewerage: Mains

Electricity Supply: Mains

Mains Gas Supply: Yes





Central Heating: Yes - Gas

FLOODING

No Flooding in the last 5 years. Flood Information: 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:

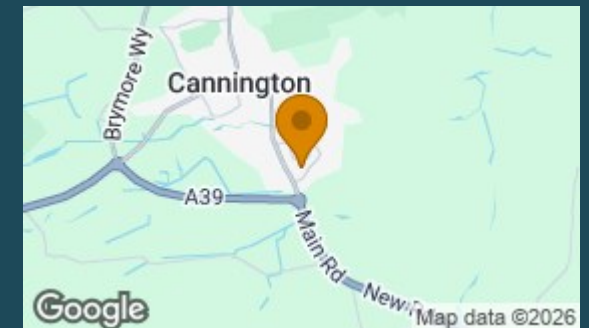
checker.ofcom.org.uk/en-gb/mobile-coverage

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

Council Tax Band

B

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



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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