



POTTERS WAY

Cannington, Bridgwater, TA5 2TA

Offers In The Region Of £490,000

Tamlyns

PROPERTY DESCRIPTION

The Buckingham is a spacious five-bedroom family home ideally situated to a large family or those who enjoy entertaining. An extensive kitchen, family and dining area extends across the rear of the property, with French doors opening into the garden, the ground floor also benefits from a separate living room, study and utility room. Upstairs, the main bedroom suite is generously proportioned and has an air conditioning unit with an en suite, and four further bedrooms which share the modern family bathroom.

Situation

*Detached Family Executive Home.*Master Bedroom with En Suite*4 further double bedrooms*utility*Study*Lounge*kitchen/Family Room*Double glazing*central Heating*Popular Location*garage and parking*enclosed rear Garden

Local Authority

somerset council Council Tax Band: E

Tenure: Freehold

EPC Rating:

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 Hallway

Doors lead to all downstairs room, under stairs storage with sliding drawers.

Lounge

16'2" × 11'8" (4.94 × 3.56)

Double glazed window to front, radiator, feature fire.

Study

10'7" × 8'6" (3.25 × 2.6)

Double glazed window to front, radiator, ceiling spots

Utility Room

8'2" × 4'11" (2.5 × 1.5)

Double glazed window to side, base units with contrasting work surface, baxi wall mounted boiler, space and plumbing for washing machine and space for tumble dryer, radiator.

WC

Low level WC, vanity sink, radiator, extractor.

Kitchen/Family Room

27'11" × 10'5" (8.51 × 3.2)

Double glazed window to rear, Range of wall and base units with contrasting granite work surfaces, one and a half bowl Belfast sink with mixer tap. Nef induction hob with extractor over, integrated Nef double oven, space for American style Fridge/Freezer, integrated dishwasher, larder drawer, spot lighting opening into the Family space which has a radiator and Double glazed french doors into the garden.

First Floor

Landing

smoke alarm and radiator.

Master Bedroom Suite

12'4" × 8'9" (3.77 × 2.67)

Double glazed window to front, wall mounted air conditioning unit, radiator, built in glass fronted wardrobe with sliding door, door to:

En Suite

Low level WC, pedestal wash hand basin, double shower cubicle, tiling to compliment, heated towel rail, extractor fan, shaver point, ceiling spots.

Bedroom 2

12'11" × 8'6" (3.96 × 2.6)

Double glazed window to rear, radiator.

Bedroom 3

13'1" × 7'11" (4 × 2.43)

Double glazed window to front, radiator

Bedroom 4

11'6" × 8'8" (3.53 × 2.66)

Double glazed window to rear, radiator.

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Bedroom 5

10'0" × 8'1" (3.07 × 2.48)

Double glazed window to rear, radiator

Family bathroom

Obscure double glazed window to side, white suite comprising a panel bath with electric shower and glass screen, pedestal wash hand basin and mixer tap, low level WC, extractor fan, ceiling spots, shaver point.

Rear Garden

Enclosed by panel fencing, patio area with pagola over, outside tap, door giving access into the rear of the garage, gate leads to parking, play area

Front Garden

Garage & Parking

Power and lighting and up and over door.

Material Information...

Additional information not previously mentioned

- Mains electric, gas and water
- Water metered
- Gas central Heating
- Mains drainage
- 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

Council Tax Band E







PLAN



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	

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).

