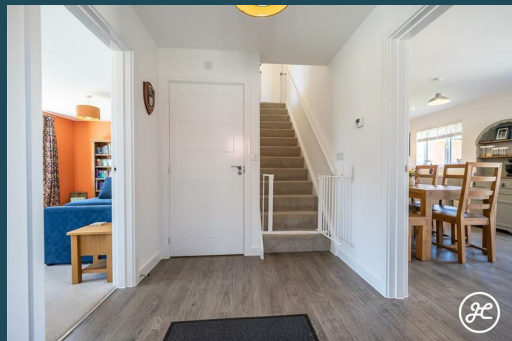


Stone Place
Cannington
TA5 2SZ




JOSEPH CASSON
the estate agency your home deserves





£370,000

- Superior Detached Property
 - Constructed in 2023
 - Parkland Views
 - Four Bedrooms
 - Two Bathrooms
 - Lounge
 - Impressive Kitchen/Diner
 - Cloakroom & Utility Room
 - Garage & Driveway
 - EPC RATING: B

Discover this stunning four-bedroom family home in the sought-after Grange Meadows area, just outside Cannington.

This elegant double-fronted property boasts impressive park and countryside views.

Built by Crest Nicholson in 2023, it features a spacious open-plan kitchen/diner, a bright dual-aspect lounge, a utility room, and a cloakroom. Outside, enjoy a garage, driveway for three cars, and an enclosed rear garden with a BBQ area.

ACCOMMODATION

The layout includes an entrance hallway, lounge, open-plan kitchen/dining room, utility room, and cloakroom on the ground floor. Upstairs, you'll find a spacious landing, four bedrooms, an en-suite shower room, and a family bathroom.

Outside, enjoy lovely park views with countryside beyond. The property includes a driveway for three cars, a garage, a lawned garden to the front, and an enclosed rear garden with lawned, seating, and barbecue areas.

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 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: £284.60 per annum

EPC Rating: B

Council Tax Band: E

UTILITIES

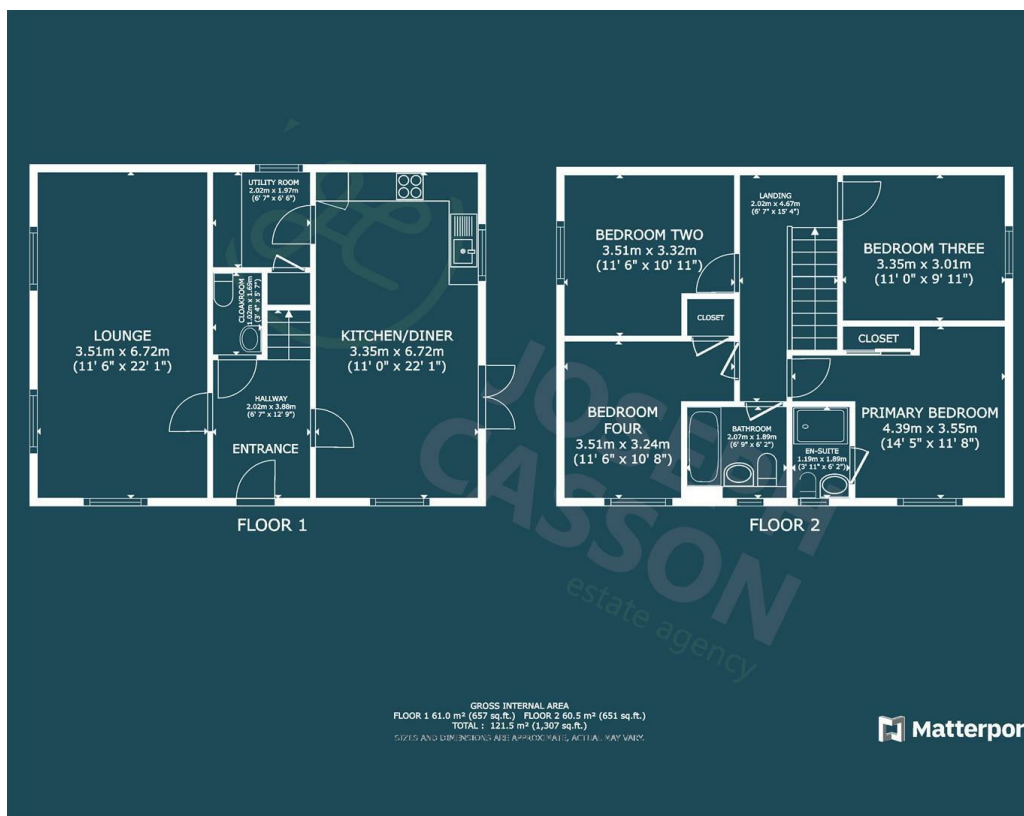
Water supply: Mains

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

E

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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