

Burnish Grove
Cannington
TA5 2SY




JOSEPH CASSON
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£280,000

- Modern Semi-Detached Property
- Constructed in 2023
- Three Bedrooms
- Two Bathrooms
- Spacious Lounge with French Doors to Garden
- Kitchen/Diner with Integrated Appliances
- Cloakroom
- Driveway For Two/Three Vehicles
- Enclosed Rear Garden
- Builders Warrantee

Explore this beautiful three-bedroom (en-suite) semi-detached house located within the desirable Grange Meadows development in Cannington.

Constructed by Crest Nicholson in 2023, it boasts a modern open-plan kitchen/diner with integrated appliances, a spacious lounge, and a convenient cloakroom.

Outside offers parking for two to three cars, along with a private rear garden featuring a wooden shed.

ACCOMMODATION

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

Outside, the property includes a driveway for two/three cars, a lawned garden to the front, and an enclosed rear garden with lawned and seating areas, a large wooden shed, and a bin storage area.

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: C

UTILITIES

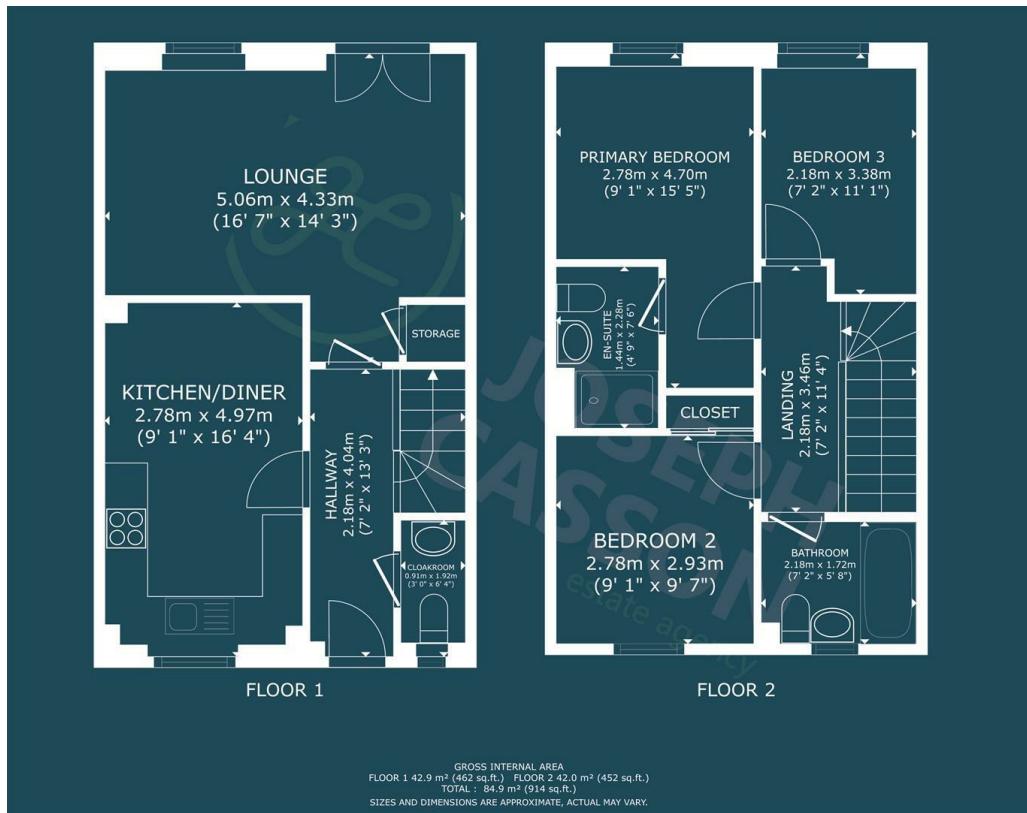
Water supply: Mains

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

C

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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