

Grange Close
Cannington
Bridgwater
TA5 2LA




JOSEPH CASSON
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£245,000

- Spacious Terraced Property
 - Three Bedrooms
 - Two Bathrooms
 - Lounge
- Open-Plan Kitchen/Diner
- Gas Central Heating & Double Glazing
- Enclosed Rear Garden

Nestled in a peaceful setting with views of a charming green, this beautifully presented three-bedroom home features an impressive open-plan kitchen and dining area, a separate living room, and a modern shower room on the ground floor.

Upstairs boasts three well-sized bedrooms and a family bathroom. The enclosed rear garden provides private outdoor space with convenient rear access.

Located in the sought-after village of Cannington, it's close to a wide range of amenities.

ACCOMMODATION

This double glazed and gas centrally heated accommodation briefly comprises: entrance porch, hallway, lounge, open-plan kitchen/diner, and shower room to the ground floor. Accessed from the first-floor landing are three bedrooms and a bathroom. Externally, there is a low-maintenance front garden and a lawned rear garden with a seating area.

LOCATION

Cannington is home to various shops such as butchers, bakers, public houses, primary school, village hall, church, golf course, equestrian centre and Bridgwater Agricultural College, including Cannington walled gardens. Road access to the village is excellent, with the A39 providing easy access between West Somerset and Bridgwater/the M5 Motorway.

ADDITIONAL INFORMATION

Tenure: Freehold

Estate/Management Charge: None

EPC Rating: D

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

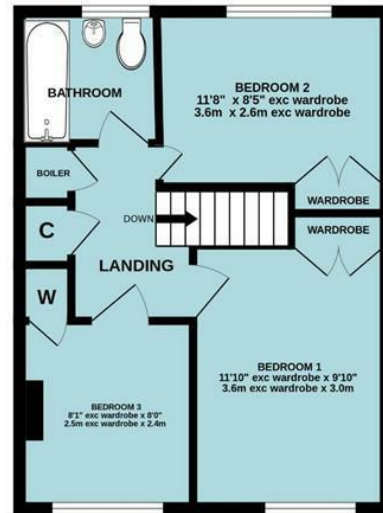
BROADBAND & MOBILE COVERAGE



GROUND FLOOR



1ST FLOOR



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	



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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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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