

High Street
Cannington
Bridgwater
TA5 2HE




JOSEPH CASSON
the estate agency your home deserves





£260,000

- Charming Mid-Terraced Cottage
- Three Bedrooms
- One Bathroom
- Two Reception Rooms
- Kitchen
- 120' (37m) Rear Garden
- Gas Central Heating & Double Glazing
- Damp Proofing Works Completed 2024



Discover a delightful cottage nestled in the picturesque village of Cannington, just steps away from local amenities.

This charming home features three bedrooms and a bathroom upstairs. Downstairs, enjoy two inviting reception rooms alongside a well-equipped kitchen, plus a spacious rear garden perfect for relaxation!

ACCOMMODATION

This characterful property benefits from double glazing and gas central heating and, in brief, comprises: lounge, dining room, kitchen, and conservatory/lean-to on the ground floor. Upstairs are three bedrooms and a bathroom accessed from the landing. Outside, there is a long rear garden (approximately 120' (37m)) with seating and lawned areas, and a WC/boiler room.

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 (Flying freehold on the landing, indemnity policy in place.)

Estate/Management Charge: None.

EPC Rating:

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:

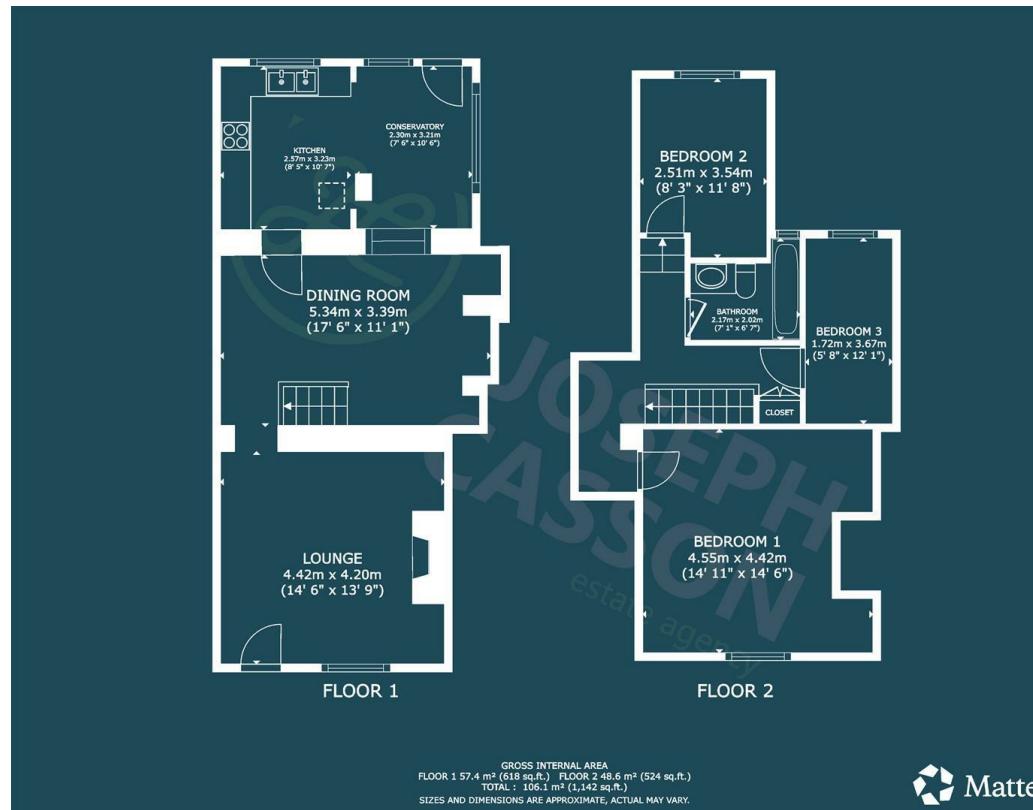
checker.ofcom.org.uk/en-gb/mobile-coverage

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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