



Cannington —£230,000 Freehold

Linda Saunders | Estate Agents



49 Conway Road
Cannington
TA5 2NP

So, let's start with the good bits. The price, obviously. It is also available with no onward chain and represents an ideal opportunity to acquire a property, in a quiet cul-de-sac, in a favoured west side village. However, it does require some updating but nothing that a proficient DIYer could not tackle. The property also benefits from a garage with power and light and a parking space adjacent to it and new PVCu double glazed windows and doors throughout, just two years ago. The property itself comprises, lounge, kitchen/breakfast room, utility room, guest cloakroom, three bedrooms and a family bathroom. Fancy a project in a west side village? Then this might be for you.

ACCOMMODATION (All measurements are approximate)

Entrance Vestibule: Via PVCu double glazed front door with matching side panel, stairs to first floor, radiator and carpet as fitted.

Utility: (06'10" x 08'10") PVCu double glazed door and window to rear aspect, sink and drainer, base unit, space for fridge/freezer and vinyl flooring.

Lounge: (15'06" x 15'09") PVCu double glazed window to the front aspect, feature fireplace, radiator and new carpet as fitted.

Kitchen/Breakfast Room: (15'07" x 09'04"). PVCu double glazed window and door to the rear aspect, fitted with a range of wall, base and drawer units with stainless steel sink and drainer unit inset, cooker space, space and plumbing for washing machine/dishwasher, radiator, and vinyl flooring.

Cloakroom: PVCu double glazed window to side aspect with low level WC and wash hand basin, radiator and carpet as fitted.

Landing: Window to side aspect, doors to all rooms, loft access and carpet as fitted.

Bedroom 1: (15'07" x 12'02"). PVCu double glazed window to front aspect, radiator, carpet as fitted.

Bedroom 2: (08'09" x 12'02"). PVCu double glazed window to rear aspect, radiator, and carpet as fitted.

Bedroom 3: (08'09" x 06'05"). PVCu double glazed window to rear aspect, radiator, and new carpet as fitted.

Bathroom: PVCu double glazed window to side aspect, fitted with a four-piece suite comprising low level WC, wash hand basin, bath, corner shower cubicle with electric shower, radiator, vinyl flooring.

OUTSIDE

There is a small garden area to the side and rear with a raised border. There is a single garage with power and light and an adjacent parking space.

Please Note: These are preliminary details as we are awaiting their approval by our vendor.

All mains' services supplied.

EPC Rating: D 62

Council Tax Band: C

Local authority reference number: 1101900490



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

These particulars have been prepared for prospective purchasers only. They are not part of an offer or contract. While some descriptions are inevitably subjective, and information is given in good faith, they should not be relied upon as a statement or representation of fact.

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VIEWING

Strictly by appointment through our office in Bridgwater.

The mention of any appliances and/or services within these sales particulars does not imply that they are in full efficient working order

All measurements are approximate. Fixtures and fittings other than those mentioned above to be agreed with the seller.

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