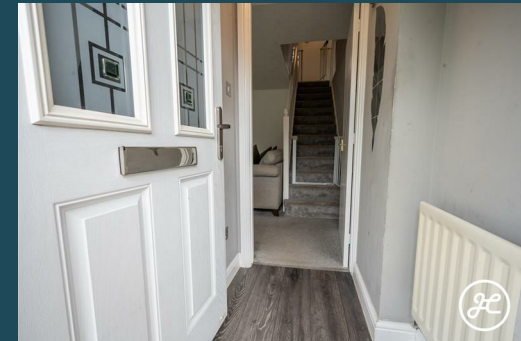


Oaktree Way
Cannington
Bridgwater
TA5 2RL




JOSEPH CASSON
the estate agency your home deserves





£330,000

- Spacious Detached Family Home
 - Constructed in 1998
 - Four Bedrooms
 - Two Bathrooms
 - Lounge/Diner
 - Kitchen
 - Cloakroom & Utility Room
 - Garage & Driveway
 - Front & Rear Gardens
- Solar Panels & Battery System

Set within a well-established development, this impressive detached family home occupies a prime position in the highly sought-after and historic village of Cannington. The property has recently been enhanced with the installation of PV solar panels and a Fox ESS battery system (8.6kWh), offering improved energy efficiency.

The well-proportioned and thoughtfully arranged accommodation comprises four bedrooms, two bathrooms, and a spacious lounge open-plan to the dining area, creating an ideal space for both everyday living and entertaining. There is also a well-appointed kitchen, a separate utility room, and a convenient cloakroom.

Externally, the property benefits from attractive front and rear gardens, a private driveway providing off-road parking, and an integral garage.

ACCOMMODATION

This double-glazed, gas-centrally heated home further benefits from a 6kW solar panel system and a Fox ESS 8.6kW battery, providing improved energy efficiency. The accommodation briefly comprises an entrance hall, lounge, dining room, kitchen, utility room and cloakroom to the ground floor. On the first floor, there are four bedrooms, including a primary bedroom with fitted wardrobes and an en-suite shower room, together with a family bathroom. Externally, the property features a lawned front garden, off-road parking on own private driveway, and an integral garage. To the rear, there is an enclosed garden.

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 a 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: None

EPC Rating: D

Council Tax Band: C - (Solar Panels & Battery added since EPC was produced.)

UTILITIES

Water Supply: Mains

Sewerage: Mains

Electricity Supply: Mains

Gas Supply: Mains

Central Heating: Mains - Gas

FLOODING

No Flooding in the last 5 years. Flood Information: flood-map-for-planning.service.gov.uk/location

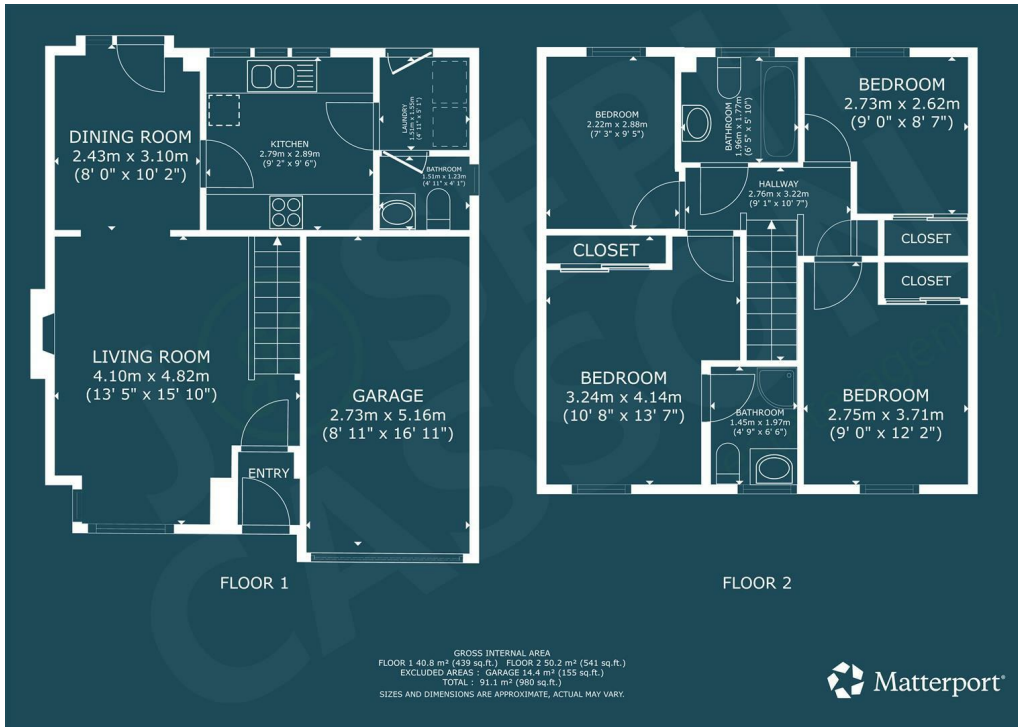
BROADBAND & MOBILE COVERAGE

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

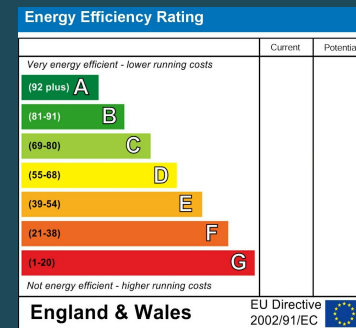
checker.ofcom.org.uk/en-gb/broadband-coverage





Council Tax Band

D



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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