

High Street
Cannington
Bridgwater
TA5 2HF







£230,000

- End Terraced Character Cottage
 - Two Double Bedrooms
 - One Bathroom
 - Two Reception Rooms
 - Kitchen
 - Outbuilding (WC & Utility)
- Double Glazing & Gas Central Heating
 - Enclosed Rear Garden
- Sought-After Village Location
 - No Onward Chain

NO ONWARD CHAIN. Situated in the heart of the sought-after village of Cannington and just a short walk from a range of local amenities, this delightful cottage is full of charm and character.

The accommodation comprises two bedrooms and a bathroom to the first floor. To the ground floor, there are two inviting reception rooms and a well-appointed kitchen, offering comfortable and versatile living space. Outside, the property benefits from an enclosed, south-facing rear garden, providing the perfect spot to relax and enjoy the sunshine.

ACCOMMODATION

This charming cottage briefly comprises a kitchen, dining room and lounge to the ground floor, while the first floor offers two double bedrooms and a family bathroom. Externally, the property benefits from an enclosed rear garden with side access and an attached outbuilding, providing a useful utility area and WC.

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: B

Council Tax Band: D

UTILITIES

Water supply: Mains

Sewerage: Mains

Electricity Supply: Mains

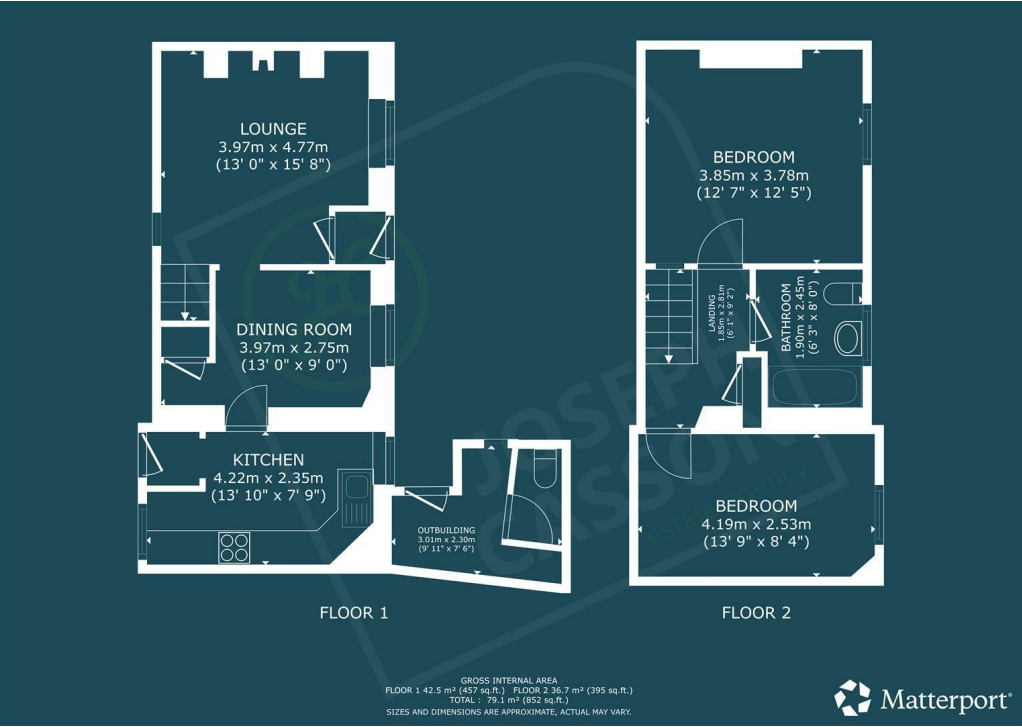
Mains Gas Supply: Yes

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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