



High Street

Cannington, Bridgwater

£239,950

Ref: 34448266

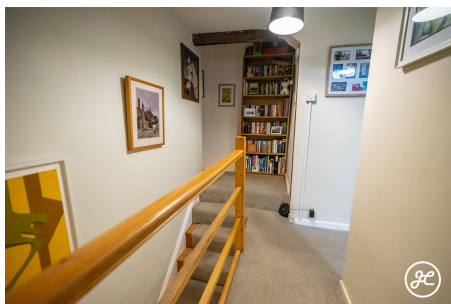
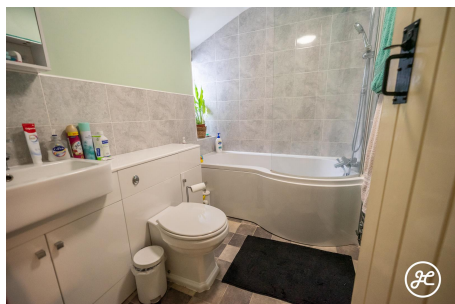
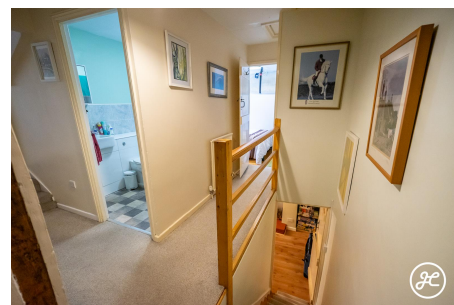
Bridgwater
Telephone: 01278 258005
Email: office@josephcasson.co.uk
 1 Friar Lawn, Bridgwater, Somerset, TA6
 2LL

Taunton
Telephone: 01823 740051
Email: taunton@josephcasson.co.uk
 Collar Factory, St Augustine Street, Taunton,
 Somerset, TA1 1ON



**JOSEPH
 CASSON**
estate agency

Gallery



Property Description

Location: Cannington, Bridgwater

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: C

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

Bridgwater

Telephone: 01278 258005

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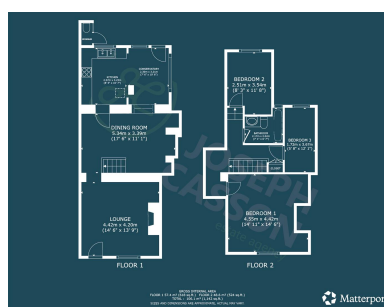
Collar Factory, St Augustine Street, Taunton,

Somerset, TA1 1QN

Additional Info

For Sale	Beds: 3	Baths: 1
Type: House	Floor Area : 1163 sqft	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	Character Features	

FloorPlans



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