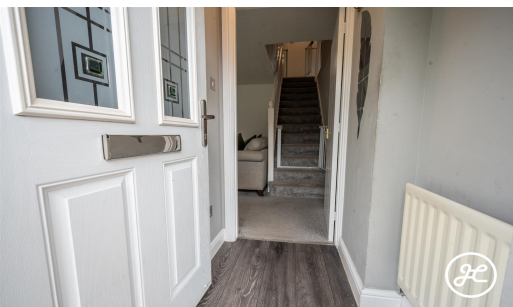




Oaktree Way

Cannington, Bridgwater

£330,000

Ref: 34757272

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



Gallery



Property Description

Location: Cannington, Bridgwater

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

Additional Info

For Sale	Beds: 4	Baths: 2
Type: House	Floor Area : 1033 sqft	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

FloorPlans

