



GIBBINS RICHARDS 

4 Bowling Green, Cannington, Nr. Bridgwater TA5 2HD

£250,000

GIBBINS RICHARDS   
Making home moves happen



**AVAILABLE WITH NO ONWARD CHAIN!** A spacious four bedroom ex local authority home occupying a pleasant position overlooking a local green with views towards an historic church. The accommodation includes; entrance porch, sitting room, dining room, kitchen/breakfast room, lobby, WC, four first floor bedrooms and family bathroom. Fully enclosed rear garden.

Tenure: Freehold / Energy Rating: TBC / Council Tax Band: B

This former local authority home provides spacious accommodation which benefits from gas central heating and includes a shower enclosure to the master bedroom. The property occupies a convenient level location being set back from the road and overlooks a local green. Cannington is a popular village which lies approximately five miles west of Bridgwater and contains facilities to include nearby stores, public houses, primary school and college.

- POPULAR VILLAGE LOCATION
- NO ONWARD CHAIN
- FOUR BEDROOM TERRACE HOUSE
- DOUBLE GLAZING
- GAS CENTRAL HEATING
- WALKING DISTANCE TO LOCAL AMENITIES
- IDEAL FAMILY HOME
- FULLY ENCLOSED REAR GARDEN



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Entrance Hall

Sitting Room

14' 0" x 11' 5" (4.26m x 3.48m) containing a real flame gas fire.

Dining Room

12' 5" x 10' 10" (3.78m x 3.30m) Stairs to first floor.

Kitchen/Breakfast Room

19' 0" x 8' 0" (5.79m x 2.44m) Understairs storage. Boiler cupboard containing 'Worcester' gas fired central heating boiler. Patio doors to garden.

Side Lobby

Storage cupboard and adjacent WC. Door to rear garden.

First Floor Landing

Access to a felted and insulated roof.

Bedroom 1

15' 0" x 9' 2" (4.57m x 2.79m) Shower cubicle.

Bedroom 2

11' 5" x 10' 2" (3.48m x 3.10m)

Bedroom 3

9' 0" x 8' 2" (2.74m x 2.49m)

Bedroom 4

9' 0" x 8' 2" (2.74m x 2.49m)

Bathroom

8' 0" x 4' 2" (2.44m x 1.27m)

Outside

The property enjoys a pleasant aspect overlooking the green to the front. The rear garden is fully enclosed providing lawn, patio and galvanized shed.



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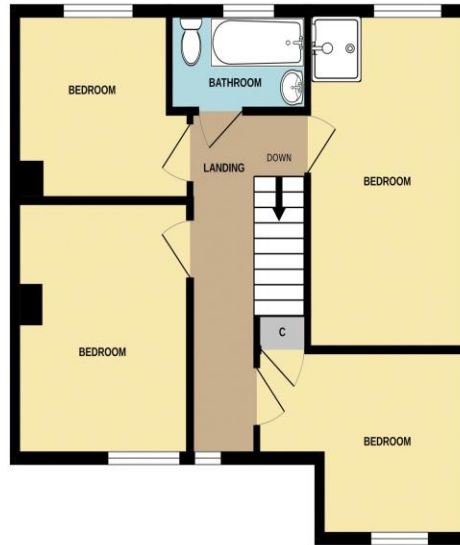
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GROUND FLOOR  
484 sq.ft. (45.0 sq.m.) approx.



1ST FLOOR  
539 sq.ft. (50.1 sq.m.) approx.



TOTAL FLOOR AREA: 1023 sq.ft. (95.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.

References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor.

Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.



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