



GIBBINS RICHARDS 

12 Conway Road, Cannington, Nr. Bridgwater TA5 2NP
£319,950

GIBBINS RICHARDS 
Making home moves happen

**** NO ONWARD CHAIN ****

A spacious detached three bedroom home located in large corner plot gardens with the benefit of a separate one bedroom annexe and conservatory addition. The property further benefits from multiple off road parking and is situated in a cul-de-sac position. The accommodation in brief comprises; entrance hall, sitting room, kitchen/dining room, conservatory, three first floor bedrooms, bathroom and separate WC. The annexe consists of an open plan living room/kitchen, bedroom and shower room.

Tenure: Freehold / Energy Rating: C / Council Tax Band: D

This spacious detached home stands in generous size gardens and benefits from a generous size conservatory addition and a most useful converted garage into a self-contained annexe. The property is located in a popular village which contains a number of amenities to include general stores, pubs, primary school etc. Bridgwater town centre is approximately six miles distant and boasts a wide comprehensive range of facilities including M5 motorway access.

POPULAR VILLAGE LOCATION
DETACHED HOUSE & ANNEXE
THREE FIRST FLOOR BEDROOMS
DOUBLE GLAZED
CORNER PLOT GARDENS
AMPLE OFF ROAD PARKING
VIEWING RECOMMENDED
NO ONWARD CHAIN





GIBBINS RICHARDS

Entrance Hall Sitting Room	Stairs to first floor. 14' 10" x 13' 0" (4.52m x 3.96m) reducing to 11' 10" (3.60m) in part. Understairs storage, fireplace surround.
Kitchen/Dining Room	18' 0" x 11' 0" (5.48m x 3.35m) Re-fitted with matching floor and wall cupboard units, cooker recess, plumbing for washing machine and dishwasher units.
Conservatory	19' 2" x 9' 5" (5.84m x 2.87m) Access to garden.
First Floor Landing	Access to loft (which we believed to be insulated and boarded).
Bedroom 1	13' 0" x 10' 10" (3.96m x 3.30m) Airing/boiler cupboard containing combination gas fired boiler (recently re-fitted).
Bedroom 2	10' 5" x 9' 2" (3.17m x 2.79m) Recessed wardrobe unit.
Bedroom 3	7' 0" x 6' 9" (2.13m x 2.06m) (plus door recess).
Bathroom	Bath with mixer bar shower and vanity wash basin.
Separate WC	WC
Outside	To the front of the property there is a large corner lawn and gravelled driveway providing ample off road parking with access to a detached annexe. The rear garden to the main property is fully enclosed via timber fencing and comprises of lawn, patio and decking.
Annexe Open plan Living Room/ Kitchen	With entrance via double glazed French doors into; 16' 10" x 8' 8" (5.13m x 2.64m) The kitchen is fitted with a matching range of floor and wall cupboard units with space for fridge/freezer, plumbing for washing machine, electric water heater and panelled radiator.
Double Bedroom	9' 3" x 8' 8" (2.82m x 2.64m) Electric panelled radiator.
Shower Room	Three piece suite with shower cubicle and shower over, WC and wash basin.



GIBBINS RICHARDS



GIBBINS RICHARDS



GIBBINS RICHARDS

ANNEXE
289 sq.ft. (24.9 sq.m.) approx.



GROUND FLOOR
588 sq.ft. (54.6 sq.m.) approx.



1ST FLOOR
427 sq.ft. (39.6 sq.m.) approx.



TOTAL FLOOR AREA: 1283 sq.ft. (119.2 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.
Made with Metropix ©2023



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.



We routinely refer potential sellers and purchasers to a selection of recommended conveyancing firms – both local and national. It is their decision whether to use those services. In making that decision, it should be known that we receive a payment benefit of not more than £200 per transaction. We routinely refer potential sellers and purchasers to Mortgage Advice Bureau (MAB) for mortgage and protection advice. It's their decision whether to use those services. In making that decision, it should be known that we receive a payment benefit of not more than £250 per case. Once an offer is accepted by our client, an Administration Fee of £20 + VAT (£24) per buyer will be required in order for us to process the necessary checks relating to our compliance and Anti-Money Laundering obligations. This is a non-refundable payment and cannot be returned should a purchase cease to continue. It can be paid via a card machine, or via BACS transfer.

17 High Street, Bridgwater, Somerset TA6 3BE Tel: 01278 444488
Email: bw@gibbinsrichards.co.uk Web: www.gibbinsrichards.co.uk