



East Street

Cannington, Bridgwater, TA5 2HH

Asking Price £169,950

Tamlyns

PROPERTY DESCRIPTION

A beautifully presented Tingdene, Woodland Oak, residential park home, situated within this popular site for the over fifties, just off the village centre. The property is offered to the market with no onward chain and further benefits from having been the subject of a recent refreshment and redecoration programme. EPC exempt.

Local Authority

Somerset Council Tax Band: A

EPC Rating:

TO ARRANGE A VIEWING OR FOR FURTHER INFORMATION ON
THIS PROPERTY PLEASE CONTACT OUR SALES TEAM

01278 454500

house.sales@tamlyns.co.uk



PROPERTY DESCRIPTION

Location

Cannington offers a range of day-to-day amenities to include: Post Office and village stores, butchers, bakers, primary school, three public houses, an Indian restaurant and take-away, hairdressers, church, golf course, and is home to Brymore School and Cannington College. Bridgwater lies approximately four miles to the east and offers a wider range of facilities as well as providing mainline rail and M5 motorway access.

Directions

From Bridgwater, follow the A39 until reaching the village. Once over the roundabout, follow Main Road, becoming Brook Street, until reaching the sharp left hand bend where you turn right in to East Street and immediately left into the park.

Entrance Hall

Living/Dining Room/Kitchen

19' 1 x 18' 11 (5.79m x 5.49m x 3.35m)

Including units.

Main Bedroom

9'3 x 9'0 (2.82m x 2.74m)

Dressing Area

5' x 3'10 (1.52m x 1.17m)

Walk-in Wardrobe

9'3 x 5'0 (2.82m x 1.52m)

En-Suite Shower Room

6'2 x 5'0 (1.88m x 1.52m)

Bedroom Two

9'4 x 9'2 (2.84m x 2.79m)

Bathroom

6'11 x 6'3 (2.11m x 1.91m)

Pitch Fee

We are advised that it is £40.90 per week, which includes water. Please also note that upon sale, 10% of the sale price is to be paid back to the site owner.

Services

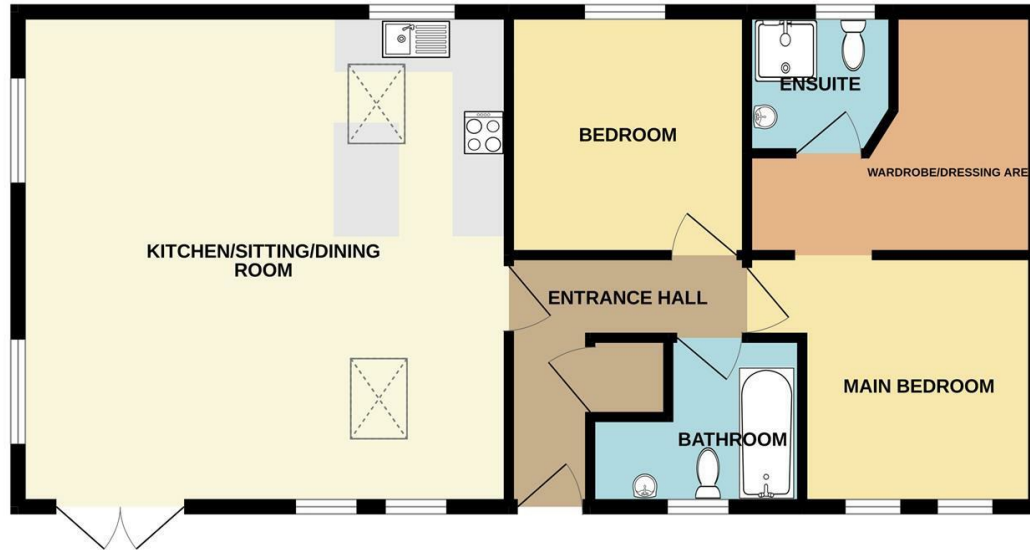
Electricity, water, drainage, telephone and broadband.

Council Tax

A. Sedgemoor District Council.


PLAN

GROUND FLOOR
747 sq.ft. (69.4 sq.m.) approx.



TOTAL FLOOR AREA: 747 sq.ft. (69.4 sq.m.) approx.
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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 	

IMPORTANT NOTICE

We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. If there are any important matters likely to effect your decision to buy, please contact us before viewing the property.

1. Survey - A detailed survey has not been carried out, nor the services, appliances and fittings tested.
2. Plans - All measurements wall, doors, windows, fittings and appliances their sizes and location are shown conventionally and are approximate and cannot be regarded as being representation either by the seller or his Agent. Room sizes should not be relied upon for furnishing purposes and all approximate.

