



EAST STREET

Cannington, Bridgwater, TA5 2HH

Price £99,950

Tamlyns

PROPERTY DESCRIPTION

A modern residential park home having benefited from a range of improvements, pleasantly situated within this popular park for the over fifties. EPC exempt

Situation

Local Authority

Somerset Council Tax Band: A

Tenure: Leasehold

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.

Porch

Hall

Kitchen/Dining Room

10'4" × 9'6" (3.15 × 2.90)

Sitting Room

14'3" × 11'8" (4.35 × 3.58)
Max.

Bedroom

9'6" × 9'3" (2.90 × 2.83)

Store

7'0" × 2'10" (2.14 × 0.88)

Bathroom

7'0" × 4'7" (2.14 × 1.42)

Material Information

Mobile telephone and broadband coverage available. To confirm the nature of the coverage and speeds, etc., please see:

checker.ofcom.org.uk/en-gb/mobile-coverage

checker.ofcom.org.uk/en-gb/broadband-coverage

The property has not flooded within the last five years. For more information, please see:

flood-map-for-planning.service.gov.uk/location

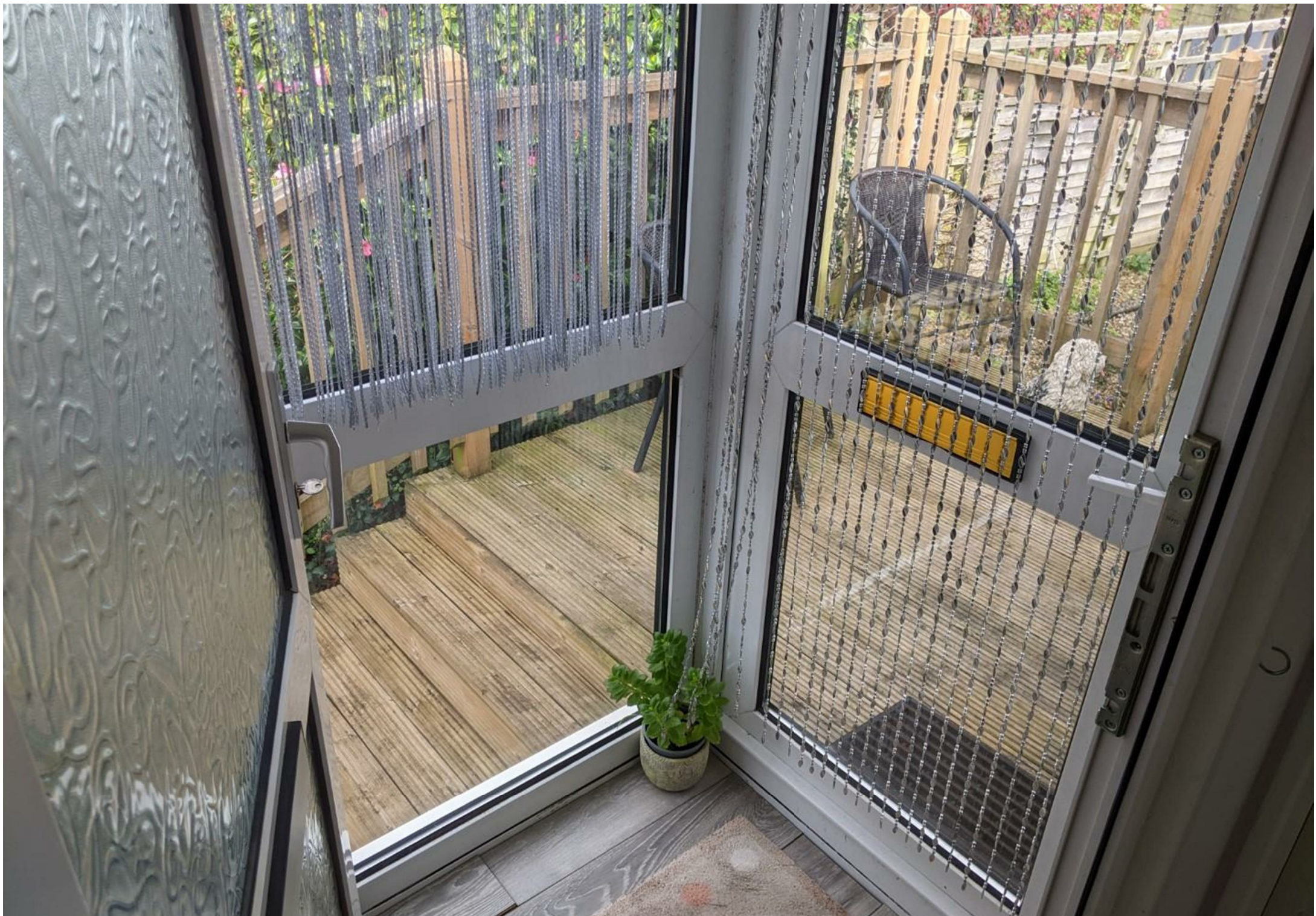
Pitch Fee

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.

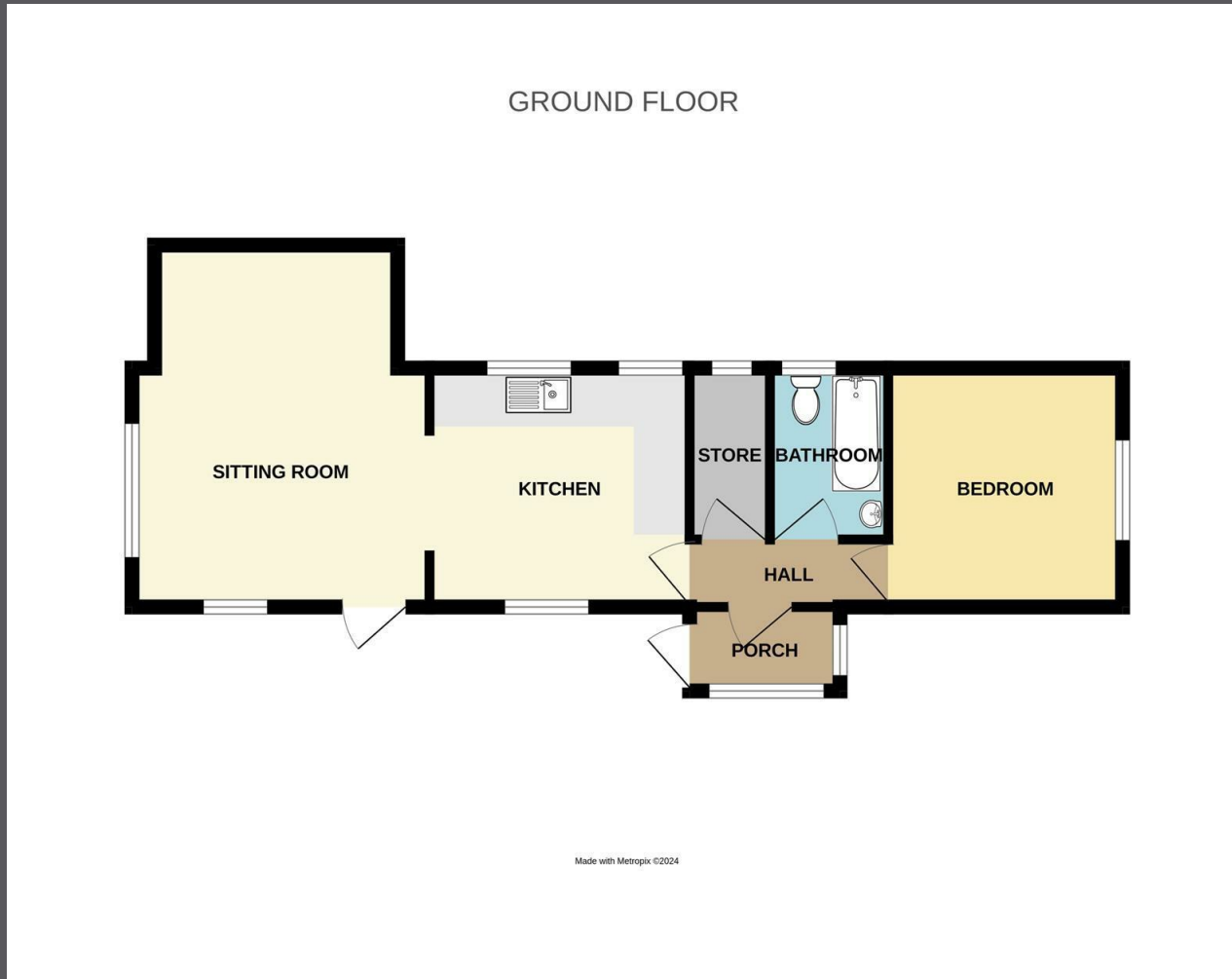
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PLAN



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.

Tamlyns may make the following referrals and in exchange receive an introduction fee: Simply Conveyancing - Introduction fee of up to £200 (plus vat), HD Financial Ltd - Introduction fee of up to £200 (plus vat).

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

