

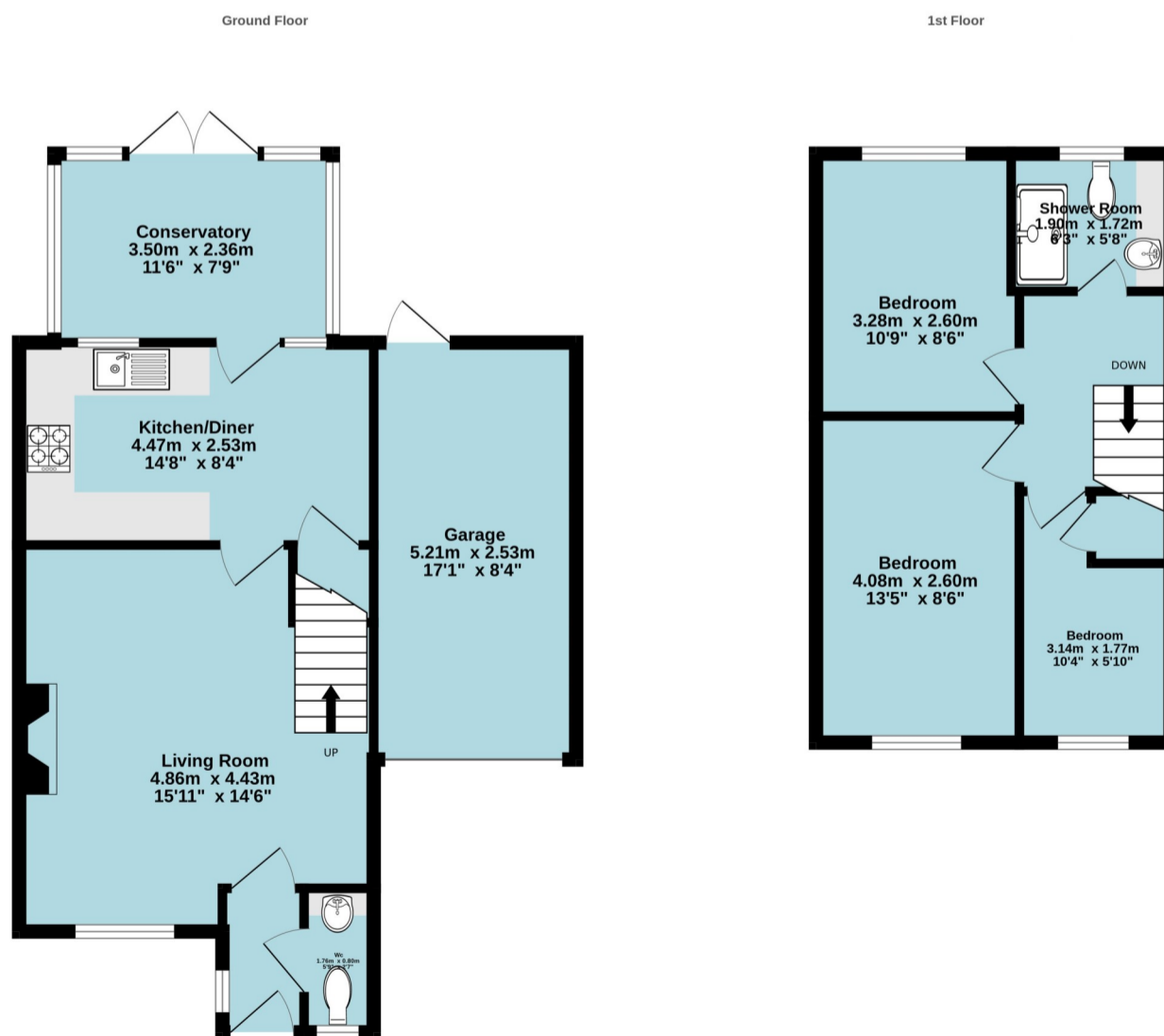


Oaktree Way
 Cannington, Bridgwater, TA5
 £265,000 Freehold

			D
3	1	1	EPC

Wilkie May & Tuckwood

Floor Plan



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 ©2024

Description

This traditionally built three bedroom detached family home is served by gas fired central heating and is offered to the market with no chain.

- Village location
- Three bedroom detached house
- Over 15' living room with front aspect
- Kitchen/dining room
- Conservatory
- Gas fired central heating
- Low maintenance front garden
- Rear garden
- Garage, off-road parking
- Offered to the market with no chain

THE PROPERTY:

The property comprises a door to the entrance hall with a cloakroom (WC, vanity basin, double glazed window) and a living room which enjoys a front aspect and stairs to the first floor landing. There is a kitchen/dining room with a range of high and low level units, plumbing for a washing machine, built-in oven, hob and an extractor fan. The adjoining conservatory is double glazed with a polycarbonate roof and French doors overlook and access the private rear garden.

To the first floor are three bedrooms and a shower room (with double shower cubicle, shower over, WC, vanity basin and a double glazed window).

Outside – The property has a patio laid to gravel for low maintenance, is fully enclosed and quite private, along with a garage and off-road parking.



LOCATION: Situated in an ideal position in the popular Somerset village of Cannington, a thriving village with many shops and services including post office, hairdresser, public house and church. The property is within close walking distance of the local services and amenities. The village abuts the Quantock Hills an Area of Outstanding Natural Beauty, where many rural pursuits can be enjoyed. Bridgwater is approximately 4 miles away and offers a full range retail, educational and leisure facilities. Main line links are available via Bridgwater Railway Station plus a daily coach to London Hammersmith from Bridgwater Bus station. Motorway access can be gained via either junction 23 or 24 of the M5.



WM&T

GENERAL REMARKS AND STIPULATION

Tenure: The property is offered for sale Freehold by private treaty

Services: Mains water, mains electricity, mains drainage, gas fired central heating.

Local Authority: Somerset Council, County Hall, Taunton, Somerset, TA1 4DY

Council Tax Band: C

Broadband Coverage: We understand that there is superfast mobile coverage. The maximum available broadband speeds are: 80Mps download and 20Mbps upload. We recommend you check coverage on [Mobile and Broadband checker - Ofcom](#)

Mobile Phone Coverage: Voice and data available with EE, Three, and O2. Voice only: Vodafone.

Flood Risk: Rivers and sea: Very low risk

Surface water: Low risk

Reservoirs: Yes

Groundwater: Unlikely

Planning: Local planning information is available on [Planning Online \(somerset.gov.uk\)](#)



IMPORTANT NOTICE Wilkie May & Tuckwood for themselves and for the vendors of the property, whose agents they are, give notice that: 1. the particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchaser and do not constitute part of an offer or contract. Prospective purchasers and lessees ought to seek their own professional advice. 2. All descriptions, dimensions, areas, reference to condition and necessary permissions for use and occupation and other details are given in good faith, and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 3. No person in the employment of Wilkie May & Tuckwood has any authority to make or give any representations or warranty whatever in relation to this property on behalf of Wilkie May & Tuckwood, nor enter into any contract on behalf of the vendor. 4. No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties which have been sold, let or withdrawn. Photographs taken and details prepared in February 2024.

MEASUREMENTS AND OTHER INFORMATION All measurements are approximate. While we endeavour to make our sales particular accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information with you.

Code of Practice for Residential Estate Agents: Effective from 1 August 2011:

8. Financial Evaluation: 8a At the time that an offer has been made and is being considered by the seller, you must take reasonable steps to find out from the prospective buyer the source and availability of his funds for buying the property and pass this information to the seller. Such information will include whether the prospective buyer needs to sell a property, requires a mortgage, claims to be a cash buyer or any combination of these. Such relevant information that is available should be included in the Memorandum of Sale having regard to the provisions of the Data Protection Act. 8b These reasonable steps must continue after acceptance of the offer until exchange of contracts (in Scotland, conclusion of missives) and must include regular monitoring of the prospective buyer's progress in achieving the funds required, and reporting such progress to the seller.

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 their purpose. A Buyer is advised to obtain verification from their solicitor or surveyor. References to the Tenure of the 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.

Tel: 01278 425195

34 St Mary Street, Bridgwater, TA6 3LY



rightmove

wilkie.co.uk



WM&T