

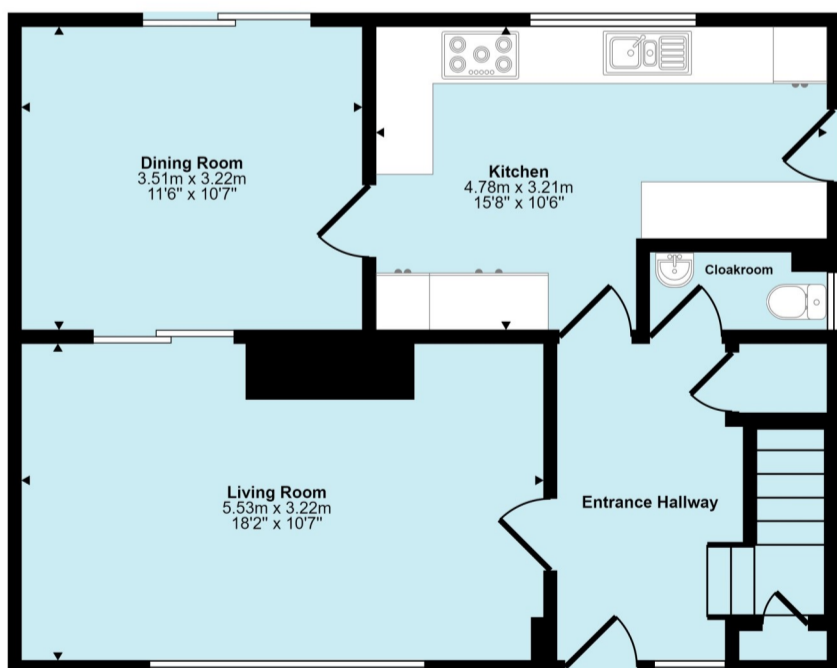


Belvedere Close
 Cannington, Bridgwater, TA5
 £385,000 Freehold

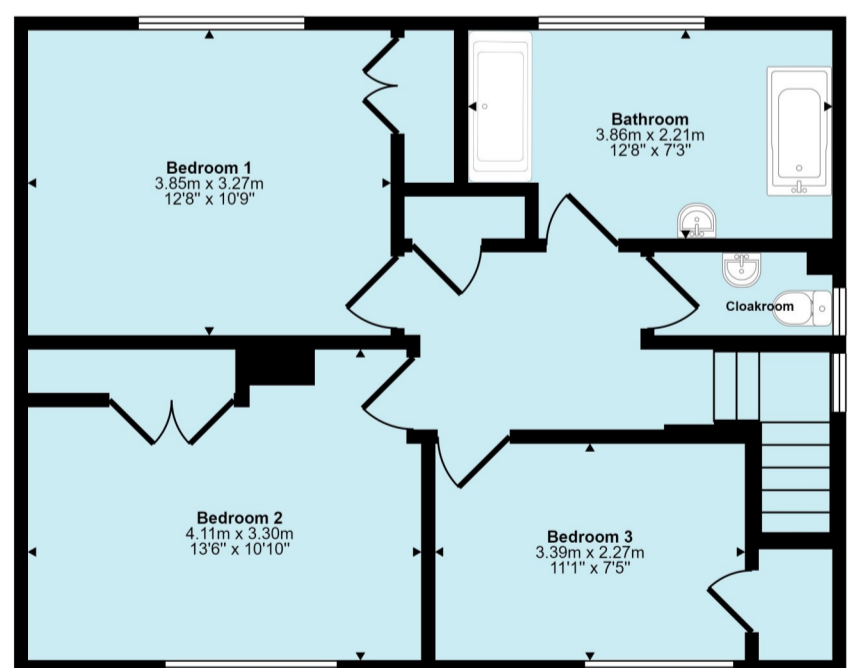
			
3	2	1	EPC

Wilkie May & Tuckwood

Floor Plan



Ground Floor



First Floor

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Description

This attractive three double bedroom detached family home situated in a premier location in the village of Cannington with views over sports fields to the front. The property owns a small strip of land to the front of the house and enclosed private gardens to the rear. The property has gas fired central heating, has off-road parking and a garage and is offered to the market with no chain.

- Cannington village location
- Detached house with views
- Three double bedrooms
- Over 18' living room with front aspect
- Dining room
- Kitchen over 15' overlooking rear garden
- Downstairs' cloakroom
- Cloakroom and bathroom upstairs
- Gas central heating
- Garage and off-road parking
- Front and rear gardens
- No onward chain

THE PROPERTY:

The property is a beautifully presented and spacious three bedroom detached family home with gas fired central heating, enjoying views over the playing fields to the front and very private, good sized enclosed gardens to the rear, together with off-road parking and a garage.

The accommodation comprises a door to the entrance hall, stairs to the first floor landing, two storage cupboards and a cloakroom (with WC, wash hand basin and a double glazed window). The living room has a bay window to the front overlooking the playing fields and has an inset gas fire and door to the separate dining room which has sliding patio doors to the rear garden. The separate kitchen area is fitted with a range of high and low level cupboards. There is a kettle tap, integrated appliances including a dishwasher, freezer, larder fridge unit, three built-in ovens, hob with an extractor fan and side double glazed door with view over the private garden.

Stairs to the first floor landing where there are three particularly good size bedrooms – with wardrobes to all rooms – some enjoying views over the playing fields. There is a separate WC with a wash hand basin and a double glazed window. The bathroom has a freestanding bath

and taps along with a double shower cubicle, heated towel rail, designer radiator and vanity unit.

Outside – To the front the garden has been laid to lawn with a side driveway providing parking and leading to the extended garage. To the rear the gardens are a particular feature of the house, with a paved patio area, garden to lawn, with further rear decking area, raised beds, a greenhouse and shed. The garden is enclosed by fencing and has mature trees at the back.

LOCATION: Cannington offers an extensive range of village amenities including a number of shops, local post office and hair dressers, primary school, church, inn and golf course. Public transport is also available. Many rural activities can be enjoyed on the Quantocks themselves, including sailing at Durleigh reservoir and fly fishing at Hawkridge reservoir and the north Somerset coast is nearby.



WM&T

GENERAL REMARKS AND STIPULATION

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

Construction: Traditional construction.

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

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

Council Tax Band: D

Broadband Coverage: We understand that there is standard mobile coverage. The maximum available broadband speeds are: 20Mbps download and 1Mbps upload. We recommend you check coverage on [Mobile and Broadband checker - Ofcom](#)

Mobile Phone Coverage: Voice and data both limited with EE, Three, O2 and Vodafone.

Flood Risk: Rivers and sea: Very low risk **Surface water:** Very low risk **Reservoirs:** Unlikely **Groundwater:** Unlikely

We recommend you check the risks on [Check the long term flood risk for an area in England - GOV.UK \(www.gov.uk\)](#)

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 November 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.

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