



‘Welcome Cottage’ Brook Street, Cannington, Bridgwater, TA5 2HP

£127,000 - Freehold

One Bedroom | En Suite Shower Room | Open Plan Ground Floor | Character Property | Small Front Garden Area | Holiday Let Potential | Close To Hinkley C Project | Well Served Village | EPC Rating: D |



THE PROPERTY

A rare opportunity to purchase a most charming and idyllic one bedroom end of terrace cottage, well situated in the sought after west side village of Cannington.

Positioned in a conservation area within the village, this delightful property offers everything one could need and is ideally suited as a holiday home, first time buy property or residence.

Built approximately 130 years ago the property has been upgraded by the present vendors and benefits from full double glazing and gas central heating.

The well planned accommodation enjoys an open plan lounge/kitchen area, offering a charming living space with solid fuel burner and access to a small courtyard to the rear via stable door. Dual aspect windows make this a lovely light space.

The first floor offers a large double bedroom with feature fireplace and ample space for bedroom furniture. There is access to the shower room with large corner shower cubicle and mains shower.

Outside is a private front garden and a side path which provides access down the length of the property from the front through the rear garden area to a very useful area (originally the privy) with garden shed.

Cannington is a picturesque and well served village with several amenities of its own, yet still within a 15 minute drive to Bridgwater. As one of the best served villages in the area, Cannington boasts a butchers, farm shop, newsagents and SPAR shop, hair salon, builders merchants and a choice of pubs serving good food, to name but a few of the amenities. You'll also find a golf course, primary school and Brymore Academy.

AT A GLANCE

Tenure: Freehold.

Services: Mains gas, electricity, water and drainage.

Heating: Gas central heating. Wood burning stove to lounge.

Council Tax Band: A.

ACCOMMODATION

OPEN PLAN LOUNGE/KITCHEN

22' 6" x 14' 5" (6.85m x 4.40m) Irregular shaped room. maximum dimensions

UPVC double glazed door to the front and stable door to the rear aspect. Stairs rising to first floor.

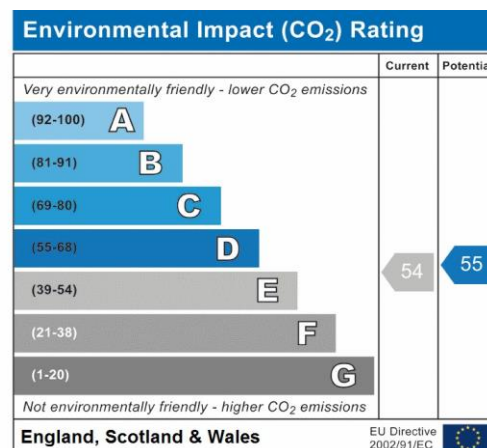
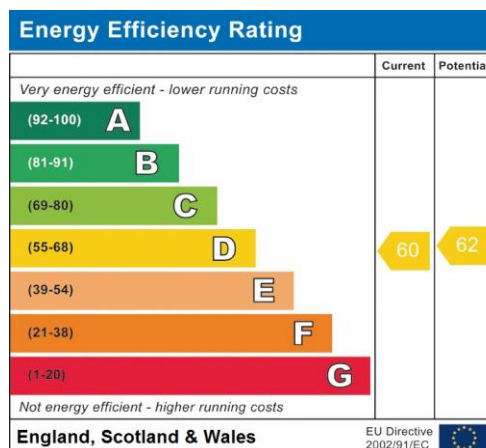
FIRST FLOOR

BEDROOM ONE

Double glazed window to the front and side aspects.

EN SUITE SHOWER ROOM

Large corner shower cubicle, wash basin and low level WC.

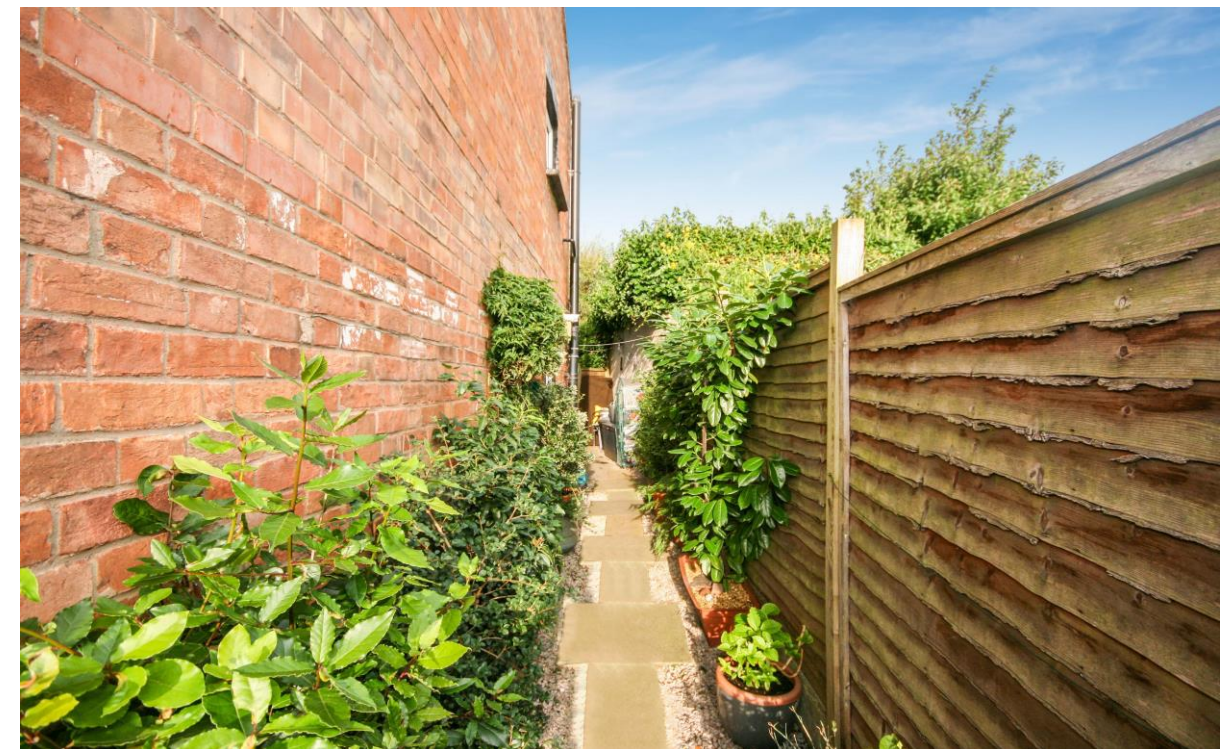




GROUND FLOOR

1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan 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
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43 High Street
 Bridgwater
 TA6 3BG

01278 418005
 bridgwater@leesandwaters.co.uk

www.leesandwaters.co.uk

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IMPORTANT

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If the property is leasehold full details and terms of the lease should be sought via your legal representative.

Please also note that some or all of the photographs used to market this property may have been taken with a wide angle lens, solely for the purpose of showing the property to its best advantage.

MONEY LAUNDERING REGULATIONS 2003

Intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.