



GIBBINS RICHARDS 
Making home moves happen

4 Belvedere Close, Cannington, Nr. Bridgwater TA5 2LT
£525,000

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A neatly presented four-bedroom detached executive property in the popular village of Cannington located at the end of a small no-through road facing playing fields. This welcoming family home has gas central heating, full UPVC double glazing, attractively designed front and rear gardens, ample off-road parking and a single garage. The well-designed layout includes a generous size lobby with plentiful storage, separate inner hallway leading to a cloakroom, good size living room and striking L shaped open plan kitchen/dining room with walk in pantry and separate utility room. Upstairs is a family bathroom and four double bedrooms, including a generous sized master with an en-suite shower room.

Tenure: Freehold / Energy Rating: C / Council Tax Band: D

Cannington is a thriving village with a primary school, general store incorporating a post office, butcher, baker, numerous pubs/restaurants and Cannington Golf Centre with its covered floodlit driving range all within walking distance of the property. Bridgwater Bay Nature Reserve and Steart Marshes are minutes away by car or bike. Cannington is located just a short drive to north west of Bridgwater. Bridgwater town itself provides an excellent range of shopping, leisure and financial amenities as well as good access to the M5 motorway at Junctions 23 and 24 together with a mainline intercity railway station.

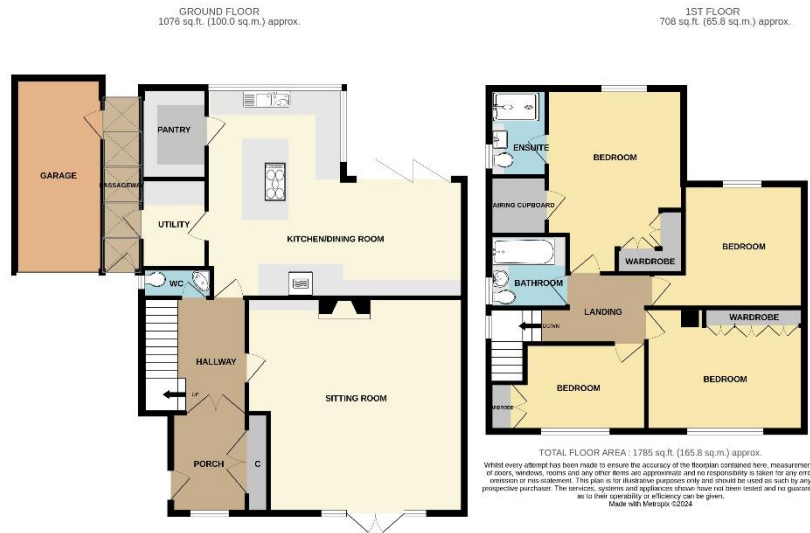
- NO ONWARD CHAIN
- PRIVATE FRONT & REAR GARDENS
- POPULAR VILLAGE LOCATION
- FOUR BEDROOM DETACHED HOUSE
- CLOAKROOM / EN-SUITE SHOWER ROOM / FAMILY BATHROOM
- SPACIOUS KITCHEN/DINER WITH INTEGRATED APPLIANCES
- SITTING ROOM WITH LOG BURNER
- AMPLE OFF ROAD PARKING / SINGLE GARAGE
- WALKING DISTANCE TO LOCAL AMENITIES
- GAS CENTRAL HEATING / FULLY DOUBLE GLAZED





Entrance Lobby Hallway	8' 6" x 6' 1" (2.59m x 1.85m) Built in shoe cupboard. Leading to: Stairs to first floor. Leading to kitchen/diner, cloakroom and sitting room.
Cloakroom	6' 7" x 2' 6" (2.01m x 0.76m) Side aspect obscure window. Low level WC and wash hand basin.
Sitting Room	18' 5" x 17' 7" (5.61m x 5.36m) Front aspect French doors leading to front patio. Wood burner.
Kitchen/Diner	22' 1" x 19' 0" (6.73m x 5.79m) ('L' shaped room) rear aspect windows, bi-fold doors to garden. Integrated dishwasher, microwave, coffee machine, oven and induction hob and pop- up vent system, with walk in pantry.
Utility Room	7' 5" x 6' 0" (2.26m x 1.83m) Side access door. Space and plumbing for washing machine.
First Floor Landing	Side aspect window. Hatch to loft. Doors to four bedrooms and family bathroom.
Family Bathroom	6' 5" x 6' 2" (1.95m x 1.88m) Side aspect obscure window. Fitted in a modern suite comprising low level WC, wash hand basin and bath with overhead shower. Heated towel rail.
Bedroom 1	15' 9" x 11' 8" (4.80m x 3.55m) Rear aspect window. Built-in wardrobe. Airing cupboard.
En-Suite Shower Room	7' 2" x 5' 1" (2.18m x 1.55m) Side aspect obscure window. Fitted with a three piece suite comprising low level WC, wash hand basin and walk-in shower. Heated towel rail.
Bedroom 2	13' 6" x 10' 7" (4.11m x 3.22m) Front aspect window. Fitted wardrobe.
Bedroom 3	10' 6" x 9' 9" (3.20m x 2.97m) Rear aspect window.
Bedroom 4	10' 8" x 7' 6" (3.25m x 2.28m) Front aspect window. Built in wardrobe.
Outside	The back garden is a multi-functional area with two patios accessed from the dining room via bi-fold doors ideal for alfresco eating and entertaining. There is a central lawn area with three raised allotment beds, a greenhouse and compost bins to one side and an area of mature trees under planted with native flowers across the back. Leading off the lounge at the front of the property is a large patio designed to take advantage of the evening sun with raised flower beds providing additional seating.
Garage	16' 9" x 7' 6" (5.10m x 2.28m) Up and over garage door. Lighting and power. Door to side access.





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 the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.

References to the Tenure of a 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.

Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.



We routinely refer potential sellers and purchasers to a selection of recommended conveyancing firms – both local and national. It is their decision whether to use those services. In making that decision, it should be known that we receive a payment benefit of not more than £200 per transaction.
We routinely refer potential sellers and purchasers to Mortgage Advice Bureau (MAB) for mortgage and protection advice. It's their decision whether to use those services. In making that decision, it should be known that we receive a payment benefit of not more than £250 per case.
Once an offer is accepted by our client, an Administration Fee of £30 + VAT (£36) **per buyer** will be required in order for us to process the necessary checks relating to our compliance and Anti-Money Laundering obligations. This is a non-refundable payment and cannot be returned should a purchase cease to continue. It can be paid via a card machine, or via BACS transfer.

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