



GIBBINS RICHARDS   
Making home moves happen

43 Oaktree Way, Cannington, Nr. Bridgwater TA5 2RL  
£295,000

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A very well presented three bedroom link detached home occupying a most pleasant cul-de-sac position backing onto fields. The accommodation in brief comprises; entrance hall, cloakroom, sitting room, re-fitted kitchen/diner, conservatory with access to garage, three first floor bedrooms, re-fitted bathroom suite, side driveway with garage and a low maintenance west facing rear garden. Internal viewings highly recommended to fully appreciate this beautifully presented property.

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

The property is located in the most pleasant position at the end of a cul-de-sac overlooking a small open green as well as backing onto farm land. Cannington is a very popular village located approximately 4 miles west of Bridgwater town centre. There are a number of day to day facilities within the village including popular pubs, primary school, medical centre, general stores and bakery. The property is perfectly located for those working at Hinkley Point power station.

WELL PRESENTED LINKED DETACHED HOUSE  
CONSERVATORY  
RE-FITTED BATHROOM & KITCHEN  
PLEASANT ASPECT CUL-DE-SAC POSITION  
BACKING ONTO FIELDS  
GARAGE & PARKING  
GAS CENTRAL HEATING  
POPULAR VILLAGE LOCATION







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Entrance Hall  
Cloakroom  
Sitting Room  
Kitchen/Diner

Door to;  
Low level WC and wash hand basin.  
15' 10" x 14' 6" (4.82m x 4.42m)  
14' 6" x 8' 5" (4.42m x 2.56m) Re-fitted kitchen with integrated dishwasher, cooker recess, understairs storage, breakfast bar unit and concealed gas fired central heating boiler.

Conservatory

12' 5" x 9' 5" (3.78m x 2.87m) with insulated roof and access to garage.

First Floor Landing

Access to loft space which is insulated and partially boarded.

Bedroom 1

13' 5" x 8' 5" (4.09m x 2.56m)

Bedroom 2

10' 10" x 8' 2" (3.30m x 2.49m) with views over farm land.

Bedroom 3

7' 5" x 5' 10" (2.26m x 1.78m) with the addition of a door recess. Airing cupboard.

Bathroom

6' 2" x 5' 8" (1.88m x 1.73m)

Garage

17' 5" x 8' 2" (5.30m x 2.49m) with light, power and loft storage with access door to conservatory.

Outside

The rear garden has been well landscaped with low maintenance gravel section, sun patio, palm tree and various bordering shrubs. The garden benefits from a west facing aspect and backs onto farm land.



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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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