



GIBBINS RICHARDS 
Making home moves happen

Ty-Gwyn, 7 Southbrook Close, Cannington, Nr. Bridgwater TA5 2JX
£385,000

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A very spacious and detached bungalow providing versatile accommodation with the benefit of 'annexe' potential. The accommodation comprises; entrance hall, generous size sitting room, well equipped kitchen/dining room, conservatory with insulated roof, three bedrooms, wet room, separate shower room, utility room, ample off road parking and garage. Heated swimming pool and private rear garden.

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

This detached bungalow was believed to be built around twenty five years ago, as an individual build, which has since been extended to provide an additional shower room and bedroom. The property benefits from a most useful heated swimming pool with pump as well as ample off road parking and garage. This spacious detached bungalow is located towards the end of a cul-de-sac in this popular village which is approximately four miles west of Bridgwater's town centre. Within the village are a number of day to day amenities to include popular primary school, village stores, popular pubs, medical centre as well as Cannington and Brymore Agricultural College.

DETACHED BUNGALOW
SPACIOUS AND VERSATILE ACCOMMODATION
HEATED SWIMMING POOL
THREE BEDROOMS
SHOWER ROOM & WET ROOM
SECURITY ALARM SYSTEM
GAS CENTRAL HEATING
DOUBLE GLAZING
PRIVATE REAR GARDEN
LEASED SOLAR PANELS

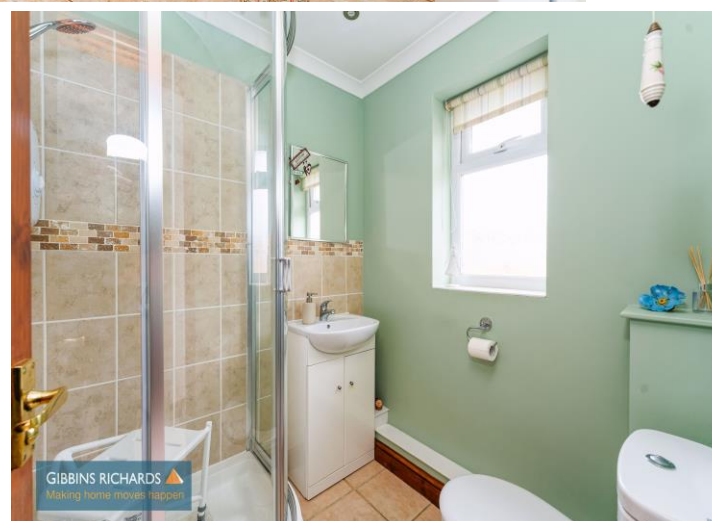




Entrance Hall	Access to loft space. Storage cupboard and airing cupboard.
Sitting Room	18' 8" x 11' 0" (5.69m x 3.35m) with wall mounted electric fire.
Kitchen/Dining Room	18' 0" x 11' 8" (5.48m x 3.55m) incorporating built-in oven and hob, plumbing for washing machine. Access to conservatory.
Conservatory	8' 10" x 7' 8" (2.69m x 2.34m) Insulated roof.
Bedroom 1	11' 10" x 10' 5" (3.60m x 3.17m) recessed wardrobes.
Bedroom 2	10' 5" x 9' 5" (3.17m x 2.87m) recessed wardrobes.
Wet Room	8' 0" x 7' 0" (2.44m x 2.13m)
Lobby	With access to garden, shower room and utility room, bedroom 3/office.
Shower Room	7' 0" x 5' 6" (2.14m x 1.68m)
Utility Room	5' 6" x 4' 9" (1.68m x 1.46m)
Bedroom 3/Office	11' 2" x 9' 2" (3.40m x 2.79m)
Outside	To the front of the property there is an extensive brick paviour driveway providing off road parking for four/five vehicles as well as a GARAGE with light and power. Side access leads to the rear garden which contains a heated swimming pool with pump. Pergola and paved areas. The garden itself benefits from a good degree of privacy.

AGENTS NOTE

Please note this property is fitted with solar panels and we understand that certain mortgage companies may have restrictions on lending on this property due to the contract that the current owner has regarding the solar panels. Full details of any lending restrictions should be made via your Financial Adviser or Legal Representative.





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.
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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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