



GIBBINS RICHARDS ▲
Making home moves happen

4 Otters Brook, Cannington, Bridgwater TA5 2NT

£560,000

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This stunning executive 5-bedroom detached home is nestled in the charming village of Cannington, offering spacious and modern living. The property features two en-suite bedrooms, three additional well-proportioned bedrooms, and a family bathroom. The ground floor comprises an inviting entrance hallway, study, lounge, open-plan kitchen/dining room, a cloakroom, and a separate utility room. Comfort is assured with gas central heating and UPVC double glazing throughout. Outside, the property boasts off-road parking for multiple vehicles, a double garage, open-plan front gardens, and a private, enclosed garden to the rear. This beautiful home blends elegance with practicality, making it ideal for family life in a welcoming village community. Energy Rating: B

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

Located in a pleasant position within easy access to village amenities. 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.

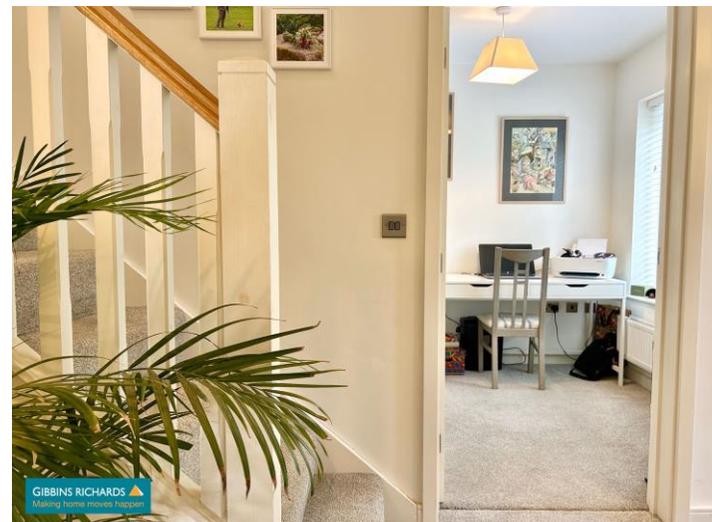
POPULAR VILLAGE LOCATION
FIVE BEDROOM DETACHED EXECUTIVE HOUSE
DOUBLE GARAGE / OFF ROAD ROAD PARKING
FULLY ENCLOSED PRIVATE REAR GARDEN
GAS CENTRAL HEATING
FULLY DOUBLE GLAZED
OWNED SOLAR PANELS
WALKING DISTANCE TO LOCAL AMENITIES



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| Entrance Hall | 18' 1" x 8' 10" (5.51m x 2.69m) Stairs rising to the first floor. White panel door providing access to the Cloakroom, study, lounge, storage cupboard and kitchen family room. Control for alarm system. |
| Cloakroom | 6' 6" x 2' 10" (1.98m x 0.86m) Front aspect privacy glass window. Toilet & Basin. |
| Study | 7' 7" x 7' 5" (2.31m x 2.26m) Front aspect window. |
| Lounge | 14' 11" x 15' 2" (4.54m x 4.62m) Front aspect bay window. |
| Kitchen/Diner/Family Room | 32' 4" x 12' 2" (9.85m x 3.71m) Bifold doors to the rear garden. Rear aspect window. Matching range of base and wall units with breakfast bar. Integral dishwasher. Space for range style cooker. Built-in microwave. Space for American style fridge/ freezer. Door to the utility room. |
| Utility Room | 7' 7" x 5' 8" (2.31m x 1.73m) Built-in units to base and wall. Inset sink. Cupboard housing the boiler. Space for washing machine. |
| First Floor Landing | 12' 4" x 10' 10" (3.76m x 3.30m) Doors to all bedrooms and family bathroom. Airing cupboard. Access to the roof void. |
| Bedroom 1 | 20' 2" x 10' 5" (6.14m x 3.17m) inc wardrobes Large double bedroom with rear aspect window. Dressing is with two built-in triple wardrobes. Access to the en-suite. |
| En-Suite | 7' 6" x 5' 6" (2.28m x 1.68m) Triple shower cubicle and white suite. Front aspect window. |
| Bedroom 2 | 10' 0" x 9' 0" (3.05m x 2.74m) Front aspect window. Door to the en-suite. |
| En-Suite | 6' 4" x 4' 8" (1.93m x 1.42m) Double shower cubicle. WC and handwash basin. |
| Bedroom 3 | 12' 7" x 8' 3" (3.83m x 2.51m) Rear aspect window. |
| Bedroom 4 | 10' 1" x 8' 10" (3.07m x 2.69m) Front aspect window. |
| Bedroom 5 | 8' 7" x 8' 3" (2.61m x 2.51m) Rear aspect window. |
| Bathroom | 8' 9" x 7' 6" (2.66m x 2.28m) Side aspect privacy glass window. Toilet, basin, bath and shower. |
| Outside | Enjoying the largest plot on the development. The property boasts a beautiful sectional garden with wild meadow style area with an abundance of shrubs and plants. Cherry and apple trees. Large patio to the immediate rear of the property. Central winding path to the side access and garage. Private garden with large pond. Raised flower bed area to the rear of the garden and lawn. Gate providing access to the front of the property. Fully enclosed with timber fencing to all boundaries. |
| AGENTS NOTE | This property is subject to an annual fee of approximately £485.00 payable to Otters Brook Management Company (Cannington) Limited towards ongoing maintenance and upkeep of the estate. Full details of this can be sought via your Legal Representative. |



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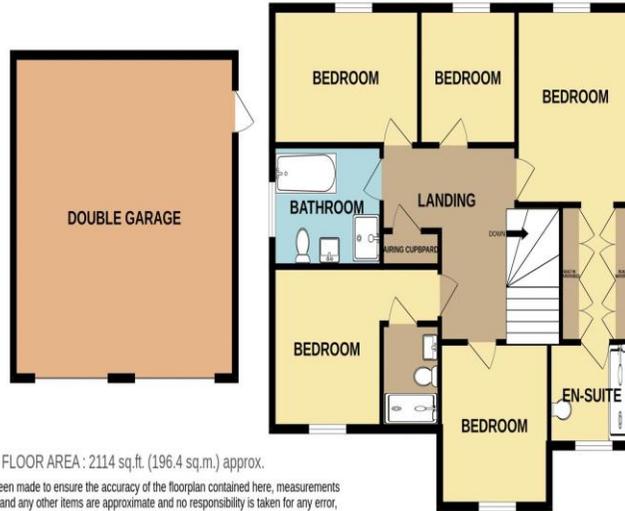


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GROUND FLOOR
1250 sq.ft. (116.1 sq.m.) approx.



1ST FLOOR
864 sq.ft. (80.3 sq.m.) approx.



TOTAL FLOOR AREA : 2114 sq.ft. (196.4 sq.m.) approx.

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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