



GIBBINS RICHARDS
Making home moves happen

1 Potters Way, Cannington, Nr. Bridgwater TA5 2TA
£289,950

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A well appointed three bedroom semi-detached home boasting generous size accommodation including; entrance hall, cloakroom, full length sitting room, well equipped kitchen/dining room, three first floor bedrooms (including en-suite shower room to master bedroom) and family bathroom. Low maintenance gardens and two close-by parking spaces.

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

Constructed by Crest Nicholson Homes only three years ago, this beautifully presented property provides spacious and well appointed accommodation that must be viewed internally to be fully appreciated. Potters Way is located in the popular village of Cannington which benefits from a number of day to day amenities and is within easy reach of Hinkley Point, Steart Marshes as well as plenty of green open spaces. Bridgwater's town centre is approximately four miles distant which provides both M5 motorway and intercity rail access.

- WELL PRESENTED HOME
- CONSTRUCTED IN 2022
- GENEROUS SIZE SITTING ROOM
- WELL EQUIPPED KITCHEN/DINING ROOM
- THREE FIRST FLOOR BEDROOMS
- GENEROUS SIZE EN-SUITE SHOWER ROOM
- LOW MAINTENANCE GARDEN
- OFF ROAD PARKING
- POPULAR VILLAGE LOCATION





Entrance Hall
Cloakroom
Sitting Room

Kitchen/Dining Room

First Floor Landing

Bedroom 1

En-Suite Shower Room

Bedroom 2

Bedroom 3

Bathroom

Outside

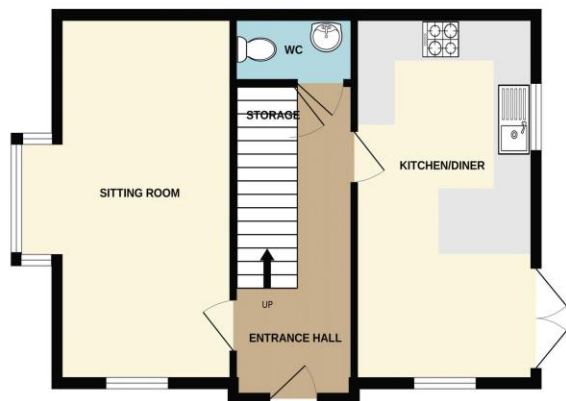
With understairs storage cupboards.
WC and wash hand basin.
18' 5" x 9' 5" (5.61m x 2.87m) with the addition of a bay window.
18' 5" x 9' 8" (5.61m x 2.94m) Attractively fitted with integrated appliances to include stainless steel oven and gas hob, fridge/freezer, washer/dryer. Concealed gas fired central heating boiler. Access to garden.
Airing cupboard.
14' 2" x 9' 8" (4.31m x 2.94m) with fitted wardrobes.
Incorporating a double shower enclosure, WC and wash hand basin.
9' 8" x 8' 8" (2.94m x 2.64m)
9' 8" x 9' 5" (2.94m x 2.87m) with fitted wardrobe.
7' 0" x 6' 5" (2.13m x 1.95m) Low level WC, wash hand basin and bath.
Low maintenance rear garden with access to nearby parking spaces.

AGENTS NOTE

This property is subject to an annual 'Estate Management Charge' of approximately £212.00 payable to Grange Meadows (Cannington) Management Company Limited towards ongoing maintenance and upkeep of the estate. Full details of this can be sought via your Legal Representative.



GROUND FLOOR



FIRST FLOOR



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 £40 + VAT (£48) **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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