



GIBBINS RICHARDS 
Making home moves happen

8 Oaktree Way, Cannington, Nr. Bridgwater TA5 2RL
£450,000

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A superbly presented and extended detached four/five bedroom home positioned in a cul-de-sac location in this popular village. The accommodation comprises; entrance hall, generous size sitting room, superb extended kitchen/family/dining room, utility room, ground floor bedroom/play room. Four first floor bedrooms including re-fitted en-suite shower and family bathroom. Ample off road parking, fully enclosed landscaped rear garden. Internal viewing strongly recommended.

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

An internal viewing is strongly recommended to fully appreciate this superbly presented and professionally extended detached home which now provides a stunning open plan kitchen/family/dining room extension. The kitchen itself contains various built-in appliances as well as bi-folding doors opening to the rear garden. In addition the vendors have converted the existing garage to a most useful fifth bedroom/play room, whilst a re-fitted en-suite shower room as well as a re-fitted bathroom and landscaped rear garden.

Cannington is a popular village located approximately 4 miles west of Brigwater, the village itself contains a number of day-to-day amenities as well as Cannington College and Brymore Agicural School. The property is also conveniently situated to Hinkley Point.

SUPERB EXTENDED DETACHED HOME
POPULAR VILLAGE LOCATION
FANTASTIC OPEN PLAN KITCHEN/FAMILY/DINING ROOM
FIVE BEDROOMS
RE-FITTED EN-SUITE SHOWER ROOM
RE-FITTED FAMILY BATHROOM
AMPLE OFF ROAD PARKING
LANDSCAPED REAR GARDEN
GAS CENTRAL HEATING
VIEWING HIGHLY RECOMMENDED





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Entrance Hall

Cloakroom

Sitting Room

Kitchen/Family/Dining
Room

Utility Room

Bedroom 5/Play Room

First Floor Landing

Bedroom 1

En-Suite Shower Room

Bedroom 2

Bedroom 3

Bedroom 4

Bathroom

Outside

WC and wash hand basin.

17' 6" (5.33m) into bay x 11' 5" (3.48m).

Understairs recess. Archway to;
19' 3" x 17' 10" (5.86m x 5.43m) extending
to 25' (7.61m) long in part. The kitchen is
beautifully fitted and revolve around a
central island unit. Multi 'range' oven, wine
cooler, built-in appliances to include
dishwasher and microwave unit. Full width
bi-folding doors to rear garden.

9' 5" x 5' 0" (2.87m x 1.52m) containing gas
fired combination boiler and access to rear
garden. Access to a ground floor
bedroom/play room.

17' 8" x 8' 2" (5.38m x 2.49m) With access to
front.

Linen cupboard. Access to loft space.

12' 2" x 9' 8" (3.71m x 2.94m) door to;
Low level WC, wash hand basin and shower
enclosure.

12' 2" x 11' 6" (3.71m x 3.50m) reducing to 8'
8" (2.64m)

10' 2" x 9' 2" (3.10m x 2.79m) (max)

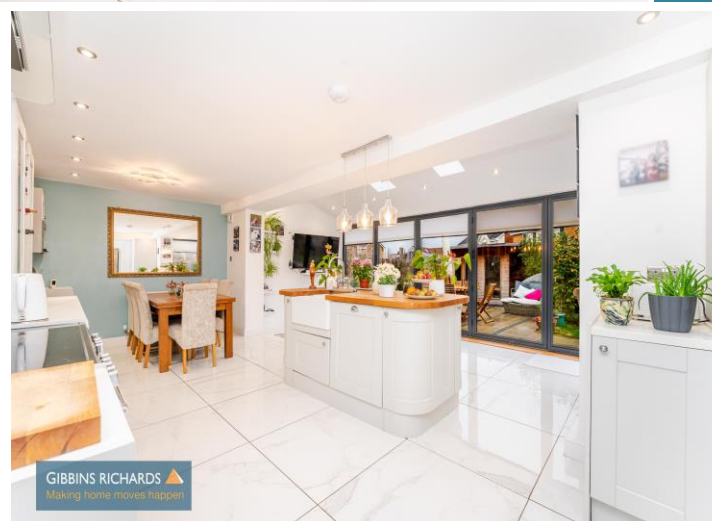
9' 2" x 6' 6" (2.79m x 1.98m)

7' 2" x 6' 0" (2.18m x 1.83m) Re-fitted suite

Front garden providing ample off road
parking. Rear garden is fully enclosed and
well landscaped including patio, lawn, various
shrubs to borders, fruit trees, summerhouse
and storage facility.



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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.



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