



GIBBINS RICHARDS 
Making home moves happen

40 Chads Hill, Cannington, Nr. Bridgwater TA5 2LX
£350,000

GIBBINS RICHARDS 
Making home moves happen

A wonderful opportunity to acquire a Victorian detached property enjoying an elevated position with attractive views and generous size gardens, garage and outbuilding. The property is offered with NO ONWARD CHAIN and the accommodation in brief comprises; conservatory, hall, sitting room, living room, kitchen, three first floor bedrooms and shower room. Outside WC and utility. Long south-facing garden. Gas central heating and double glazed windows.

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

This detached Victorian home offers great potential for further improvement or extensions (subject to the necessary consents). The property occupies an enviable elevated position with attractive views across the Quantock Hills. There is a long south-facing garden which provides further opportunity for enhancement as well as a garage. Whilst to the rear of the property there is an elevated garden and outdoor utility and WC. The property is within convenient reach of this popular village which contains a number of day to day amenities including pub, general stores, primary school, medical centre, butchers and bakery. The picturesque Quantock Hills are within easy reach as well as the property being within easy commutable distance of Hinkley Point power station. Bridgwater town centre is approximately five miles distant and provides a wealth of shopping and leisure facilities including both M5 and railway access points.

NO ONWARD CHAIN
DETACHED VICTORIAN HOME
MUCH POTENTIAL
TWO RECEPTIONS
THREE FIRST FLOOR BEDROOMS
FIRST FLOOR SHOWER ROOM
GENEROUS SIZE GARDENS
GARAGE
ELEVATED POSITION / ATTRACTIVE VIEWS
GAS CENTRAL HEATING





GIBBINS RICHARDS ▲
Making home moves happen

Conservatory	7' 10" x 6' 5" (2.39m x 1.95m)
Hall	Stairs to first floor.
Sitting Room	10' 5" x 10' 0" (3.17m x 3.05m) with attractive views.
Living Room	17' 10" x 11' 8" (5.43m x 3.55m) Dual aspect windows with attractive views.
Kitchen	10' 5" x 6' 5" (3.17m x 1.95m) incorporating a deep understairs storage and door to rear lobby.
First Floor Landing	Access to loft space.
Bedroom 1	12' 5" x 10' 0" (3.78m x 3.05m) (max) with attractive views.
Bedroom 2	11' 5" x 8' 10" (3.48m x 2.69m) with fitted wardrobes and linen storage. Attractive views.
Bedroom 3	8' 2" x 8' 0" (2.49m x 2.44m) Dual aspect windows with attractive outlook.
Shower Room	6' 10" x 6' 10" (2.08m x 2.08m)
Outside	To the front of the property there is a long three sectional garden area incorporating lawned sections, potting shed, natural bordering hedgerow and planted areas, with a long side pathway and rose arch which runs parallel to the road with garage, parking and further garden area. The property benefits from access to both sides to the rear garden with outdoor utility room. Steps leading up to an elevated section of garden with various fruit trees and large timber workshed.
Outdoor Utility Room	11' 5" x 8' 5" (3.48m x 2.56m) with light and power and plumbing for washing machine.
Outside WC	WC.



GIBBINS RICHARDS ▲
Making home moves happen

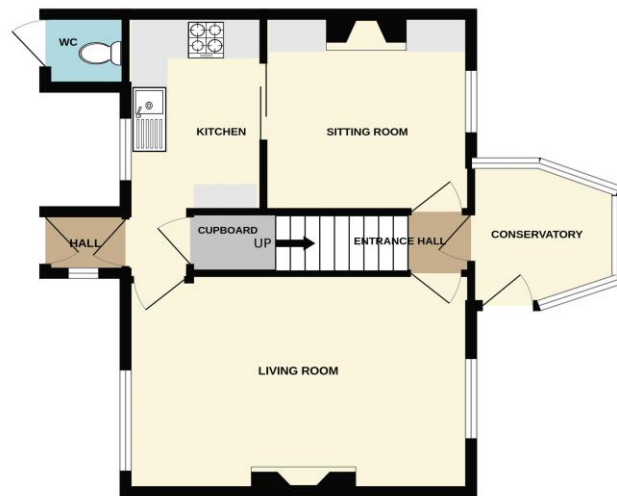


GIBBINS RICHARDS ▲
Making home moves happen

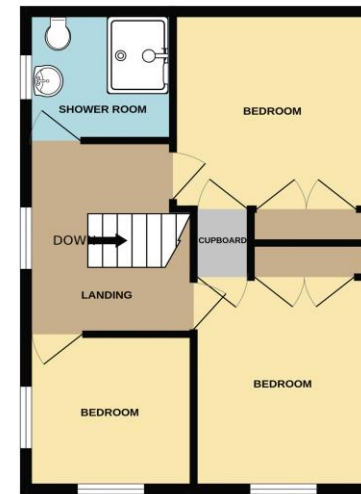


GIBBINS RICHARDS ▲
Making home moves happen

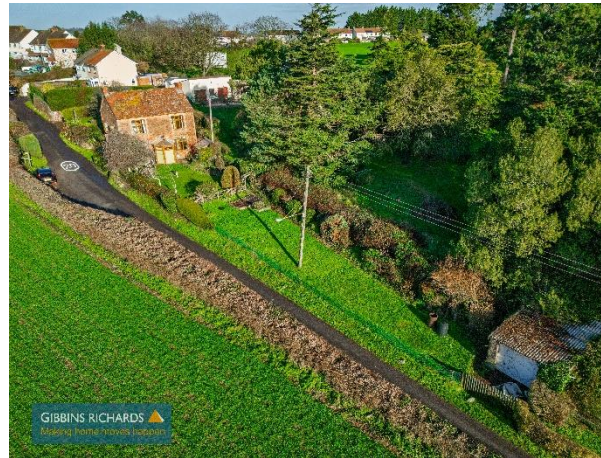
GROUND FLOOR



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.
Made with Metropix ©2025



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.

17 High Street, Bridgwater, Somerset TA6 3BE Tel: 01278 444488
Email: bw@gibbinsrichards.co.uk Web: www.gibbinsrichards.co.uk