

Stone Place  
Cannington  
Bridgwater  
TA5 2SZ



  
**JOSEPH CASSON**  
the estate agency your home deserves









£275,000

- Modern End Terraced Property
- Constructed by Crest Nicholson in 2023
  - Three Bedrooms
  - Two Bathrooms
- Open-Plan Kitchen/Diner
  - Lounge
  - Cloakroom
- Enclosed Rear Garden
- Parking

Discover this stunning modern three-bedroom end-terraced home (with an en-suite shower room), situated within the sought-after Grange Meadows development in Cannington.

Constructed by Crest Nicholson in 2023, it boasts a modern open-plan kitchen/diner with integrated appliances, a spacious lounge, and a convenient cloakroom.

Outside offers parking to the front aspect and an enclosed rear garden.

## ACCOMMODATION

The layout includes an entrance hallway, lounge, open-plan kitchen/diner, and a cloakroom on the ground floor. Upstairs, you'll find a spacious landing, three bedrooms, an en-suite shower room, and a family bathroom.

Outside, the property includes a driveway for two cars and an enclosed rear garden with a lawned area, a wooden shed, and rear access.

## LOCATION

The village of Cannington, on the edge of the Quantock Hills Area of Outstanding Natural Beauty, can trace its past as a popular settlement back as far as 1500 years. Today the thriving village supports a number of independent shops as well as pubs, restaurants, cafes and primary school and is ideally positioned for access to Bridgwater, Taunton and Hinkley Point.

The market town of Bridgwater is approximately 3 miles away and offers further amenities and has excellent transport links to the M5 motorway and mainline rail link.

## ADDITIONAL INFORMATION

Tenure: Freehold

Estate/Management Charge: £293.71 per annum

EPC Rating: B

Council Tax Band: C

## UTILITIES

Water supply: Mains

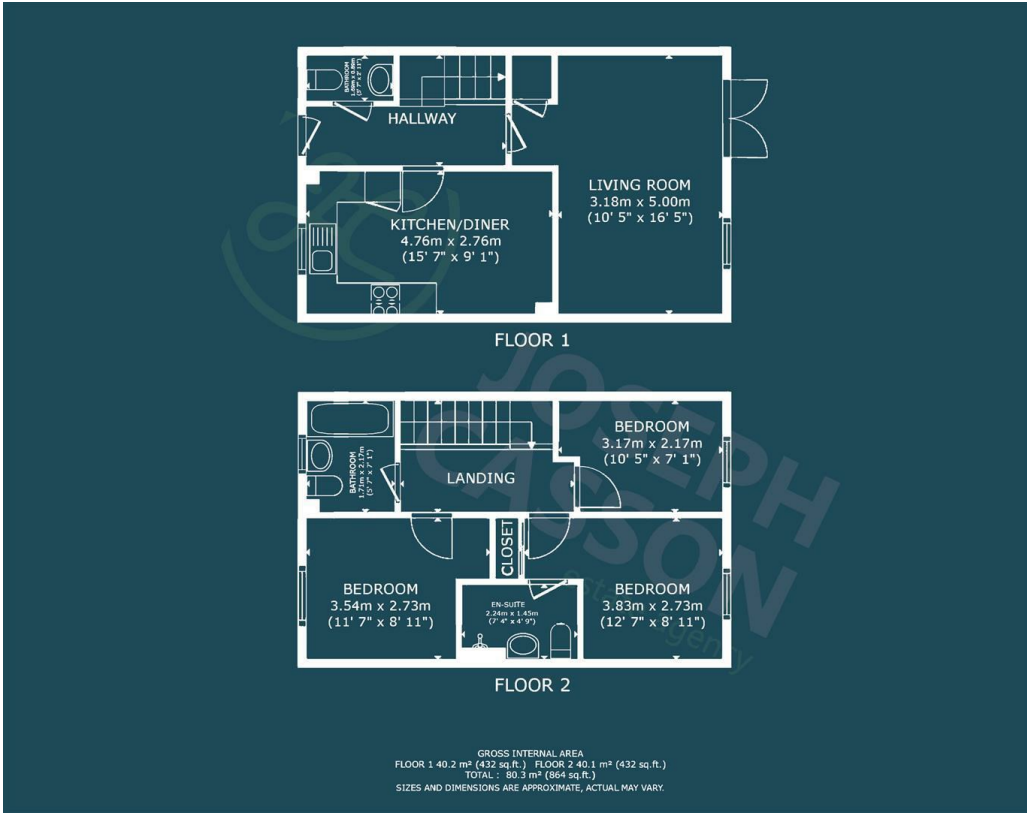
Sewerage: Mains

Electricity Supply: Mains

Mains Gas Supply: Yes

Central Heating: Yes - Gas





## FLOODING

No Flooding in the last 5 years. Flood Information: [flood-map-for-planning.service.gov.uk/location](https://flood-map-for-planning.service.gov.uk/location)

## BROADBAND & MOBILE COVERAGE

For an indication of specific speeds and supply or coverage in the area, we recommend that potential buyers use the Ofcom checkers below:

[checker.ofcom.org.uk/en-gb/mobile-coverage](https://checker.ofcom.org.uk/en-gb/mobile-coverage)

[checker.ofcom.org.uk/en-gb/broadband-coverage](https://checker.ofcom.org.uk/en-gb/broadband-coverage)

## Council Tax Band

C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		



**Agents Note:** Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements





Joseph Casson Estate Agency -  
Bridgwater  
1 Friarn Lawn  
Bridgwater  
Somerset  
TA6 3LL



Contact  
01278258005  
office@josephcasson.co.uk  
www.josephcasson.co.uk



**JOSEPH CASSON**

the estate agency your home deserves