



Cannington - £230,000 Freehold

Linda Saunders | Estate Agents



47 Conway Road Cannington TA5 2NP

Another great property! It is with pleasure that we bring to market this well presented three bedroom property situated within within a cul de sac in this favoured west side village. The property itself briefly comprises; good sized lounge, kitchen, dining room and guest cloakroom to the ground floor, family bathroom and three good sized bedrooms to the first floor.

The property further benefits from PVCu double glazing, a garage and gas fired central heating as well as low maintenance front and rear gardens. An early inspection is highly recommended to fully appreciate this property.

ACCOMMODATION (All sizes are approximate)

PVCu door with double glazed side panel into: -

Entrance Hallway: Stairs rising to the first floor and the galleried landing, radiator and carpet as fitted. Door to: -

Guest Cloakroom: Fitted low level WC, wash hand basin, extractor and carpet as fitted.

Lounge: 15'06" x 15'09". Two PVCu double glazed windows to front aspect,

feature stone fireplace and matching hearth, TV point, radiator and carpet as fitted.

Dining Room: 13'05" x 08'10". PVCu double glazed door and two PVCu double glazed windows to rear aspect, radiator and carpet as fitted. Archway with sliding doors to: -

Kitchen: 09'04" x 08'10". PVCu double glazed window to rear aspect, fitted with a range of wall, drawer and base units with complimentary wood effect worktops, tiled splashbacks and stainless steel sink inset with chrome mixer tap over and

waste disposal unit, space for cooker, fridge and washing machine, wall mounted gas boiler and vinyl flooring.

First Floor Landing: Galleried landing with Velux style window, airing cupboard, doors to all rooms and carpet as fitted.

Master Bedroom: 15'07" x 12'02". Two PVCu double glazed windows to front and side aspects, fitted two double wardrobes, radiator and carpet as fitted.

Bedroom 2: 12'02" x 08'09". PVCu double glazed window to rear aspect,

radiator and carpet as fitted.

Bedroom 3: 08'09" x 06'05". PVCu double glazed window to rear aspect, radiator and carpet as fitted.

Family Bathroom: PVCu double glazed window to side aspect and fitted three piece suite comprising; panelled bath, low level WC, pedestal wash hand basin, radiator, tiled splashbacks and wood effect laminate flooring.

OUTSIDE

To the front there is a small flowerbed. The garage is one of three located opposite our property. The **rear garden** is fully enclosed and is largely laid to decorative patio slabs with raised flowerbeds with mature shrubs and bushes providing a nice outside space.

EPC Rating: TBA.

Please Note: These are preliminary details as we are awaiting their approval by our vendors.



These particulars have been prepared for prospective purchasers only. They are not part of an offer or contract. While some descriptions are inevitably subjective, and information is given in good faith, they should not be relied upon as a statement or representation of fact.

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VIEWING

Strictly by appointment through our office in Bridgwater.

The mention of any appliances and/or services within these sales particulars does not imply that they are in full efficient working order

All measurements are approximate. Fixtures and fittings other than those mentioned above to be agreed with the seller.

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