

Brook Street

Cannington, TA5 2JJ

COOPER
AND
TANNER



£440,000 Freehold

We are delighted to present to you the charming and picturesque residence, located in the idyllic village of Cannington. Nestled in the heart of the countryside, this property offers a unique blend of history, character, and modern comforts. With no onward chain.

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ACCOMODATION

Approaching the property, you will find a beautifully landscaped front garden, complete with vibrant flower beds and mature trees, enhancing the property's appeal. The driveway provides convenient off-road parking.

As you enter the property you will find yourself in a warm and inviting reception hall. The ground floor boasts a spacious and well-proportioned living room, enhanced by a fireplace, creating a cosy focal point. The room is bathed in natural light streaming through the large bay windows and patio doors.

Adjacent to the living room is a charming dining area, perfect for entertaining guests or enjoying family meals. The farmhouse-style kitchen is a delightful blend of rustic charm and modern amenities. It features solid wooden cabinets, ample countertop space, and high-end appliances.

Completing the ground floor is a convenient shower room and a sun room with access to the rear garden.

To the first floor, you will find three generously sized bedrooms. Each room boasts its own unique character, the primary bedroom is a tranquil retreat, featuring a large window that floods the room with natural light and a unique dressing area. The additional bedrooms offer versatility and comfort, making them ideal for family members or guests.

A contemporary family bathroom with a luxurious bathtub, a separate shower, elegant fixtures, and fittings can also be found on this level, providing an atmosphere for relaxation.

OUTSIDE

The enchanting rear garden is a true oasis of tranquillity. This beautifully maintained garden features a well-manicured lawn, a variety of flowering plants, and a charming patio area, providing ample space for enjoying the outdoors.

The double garage offers further parking and storage with a utility room situated to the rear.

LOCATION

Situated in the sought-after village of Cannington, renowned for its rich history, picturesque landscapes, and thriving community. The village offers a range of amenities, including local shops, cafes, and pubs, all within walking distance. For those seeking outdoor activities, the Quantock Hills, an Area of Outstanding Natural Beauty, are just a short distance away, offering endless opportunities for hiking, cycling, and horse riding.

SERVICES

Gas central heating, water and drainage are connected. The property is council tax band D and falls under Somerset Council within Bridgwater.

VIEWING ARRANGEMENTS

Strictly through prior arrangement with Cooper & Tanner on 01458 840416. If arriving early, please wait outside to be greeted by a member of our team.





Brook Street, Cannington, Bridgwater, TA5

Approximate Area = 1886 sq ft / 175.2 sq m (includes garage)

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2023. Produced for Cooper and Tanner. REF: 995286

STREET OFFICE

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