



GIBBINS RICHARDS 

Plot 30 - The Marlborough, Grange Meadows, Cannington, Nr.Bridgwater TA5 2SY
£365,000

GIBBINS RICHARDS 
Making home moves happen

Constructed by Crest Nicholson Homes to the 'Marlborough' design, this impressive four bedroom detached house is situated in a pleasant position within this sought after new development on the outskirts of Cannington. The property itself offers spacious well proportioned accommodation arranged over two storeys comprising in brief; entrance hall, kitchen/dining room with double doors to rear garden, separate utility room, ground floor cloakroom, sitting room with dual aspect windows. To the first floor a galleried landing leads to four good size bedrooms (master with en-suite shower room) and family bathroom. Externally the property has off road parking and garage and good size fully enclosed rear garden. This is a BRAND NEW PROPERTY and therefore has no onward chain complications and will also benefit from a Ten Year Build Warranty. The property is finished to a high standard throughout.

Tenure: Freehold / Energy Rating: TBC / Council Tax Band: TBC

The village of Cannington lies to north/west of Bridgwater and offers an excellent range of local village amenities. Bridgwater's town centre lies within easy access and offers access to the M5 motorway at Junctions 23 and 24 together with a mainline intercity railway station.

- BRAND NEW PROPERTY
- NO ONWARD CHAIN
- TEN YEAR BUILD GUARANTEE
- FULL UPVC DOUBLE GLAZING
- MAINS GAS FIRED CENTRAL HEATING
- HIGH QUALITY KITCHEN & SANITARY FITMENTS THROUGHOUT
- MULTIPLE OFF ROAD PARKING
- SINGLE GARAGE
- SOUGHT AFTER VILLAGE LOCATION

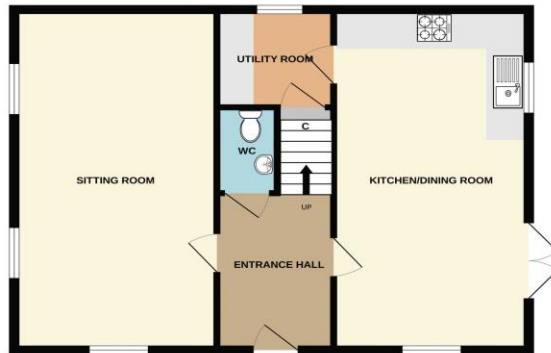




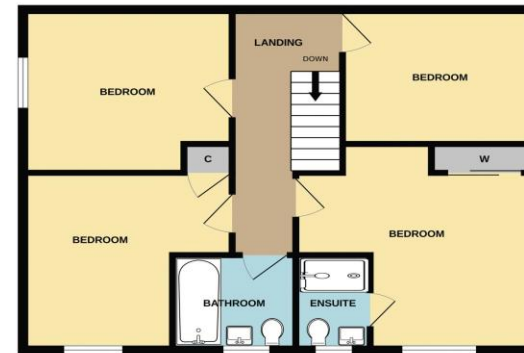
Entrance Hall	9' 5" x 6' 8" (2.87m x 2.03m) Doors to kitchen/diner, cloakroom and sitting room. Stairs rising to first floor.
Sitting Room	22' 3" x 11' 5" (6.78m x 3.48m) Dual aspect windows to front and side.
Cloakroom	5' 8" x 3' 5" (1.73m x 1.04m) Fitted with a white two piece matching suite.
Kitchen/Diner	22' 3" x 10' 11" (6.78m x 3.32m) Dual aspect windows to front and side. Double opening French doors to garden. Fitted with a range of matching eye and low level high quality units with integrated oven, hob and extractor fan.
Utility Room	6' 9" x 6' 4" (2.06m x 1.93m) Side aspect window. Wall mounted 'Baxi' boiler, door to understairs storage cupboard.
First Floor Galleried Landing	Doors to four bedrooms and bathroom. Hatch to loft space.
Bedroom 1	14' 5" x 11' 10" (4.39m x 3.60m) (max) Side aspect window.
En-Suite Shower Room	6' 6" x 3' 11" (1.98m x 1.19m)
Bedroom 2	11' 9" x 11' 1" (3.58m x 3.38m) (max) Side aspect window. Built-in wardrobe.
Bedroom 3	11' 8" x 10' 11" (3.55m x 3.32m) Front aspect window.
Bedroom 4	11' 1" x 10' 2" (3.38m x 3.10m) Rear aspect window.
Family Bathroom	7' 0" x 6' 6" (2.13m x 1.98m) Side aspect obscure window. Fitted with a white three piece contemporary matching suite.
Outside	Small area of open plan garden to the front. Tarmac driveway providing multiple off road parking leading to SINGLE GARAGE with vehicular up and over door. From the driveway is a pedestrian gate leading into the rear garden. The rear garden is fully enclosed by timber fencing and has a paved patio and path adjoining the property.



GROUND FLOOR
649 sq.ft. (60.3 sq.m.) approx.



1ST FLOOR
649 sq.ft. (60.3 sq.m.) approx.



TOTAL FLOOR AREA: 1298 sq.ft. (120.6 sq.m.) approx.

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.
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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.



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.

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