

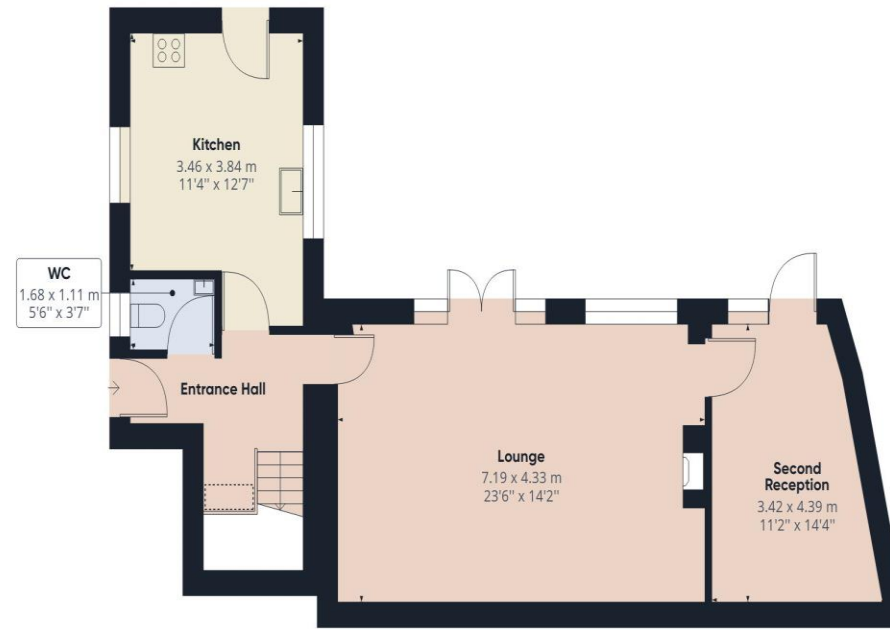


34 Conway Road, Cannington, Bridgwater, TA5 2NP

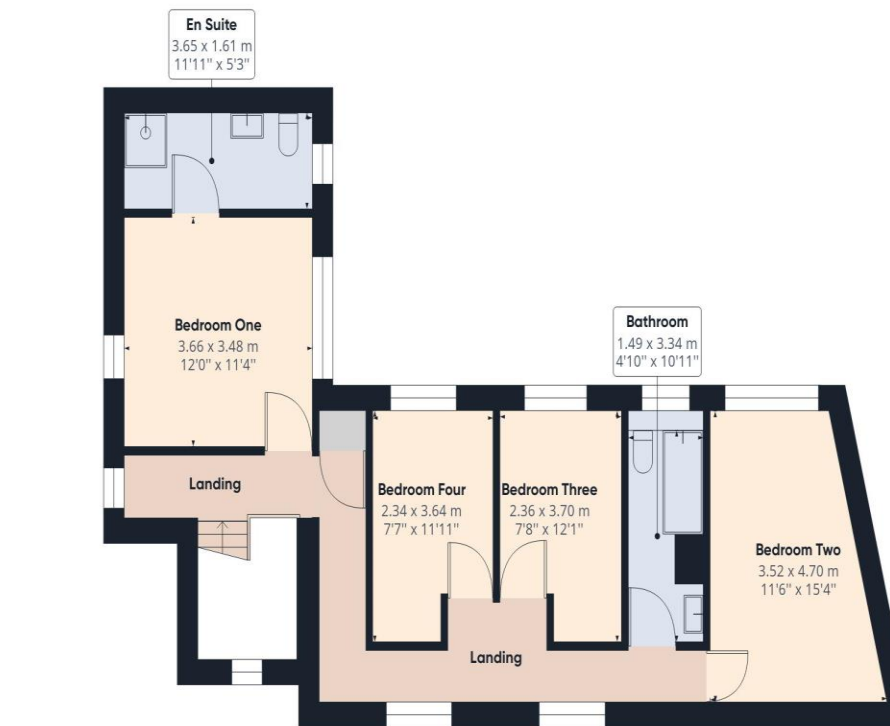
£365,000 - Freehold

Four Bedrooms | Large Lounge | Second Reception/Study/5th Bedroom | Kitchen/Diner | Gas Central Heating & Wood Burning Stove | Large Carport | Ample Parking | Space & Versatility Throughout | Many Local Amenities | Council Tax Band: E & EPC Rating: D





Floor 0



Floor 1



Approximate total area<sup>(1)</sup>

141.41 m<sup>2</sup>

1522.15 ft<sup>2</sup>

Reduced headroom

0.45 m<sup>2</sup>

4.80 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

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## THE PROPERTY

Occupying a plot with ample parking and a south facing rear garden, this large family home is situated moments from the centre of Cannington and its amenities, yet very few people would know the home even exists.

Situated at the bottom of Conway Road, this spacious family home has a spacious entrance hall, WC, large lounge, second reception room and a kitchen/diner to the ground floor.

To the first floor are four well proportioned bedrooms, including the master with en suite, and main bathroom.

The ground floor accommodation flows really well and provides a great deal of versatility as the second reception room needn't be accessed from the house - giving an older or even younger family member separate space if desired - as it is possible to enter the garden via the carport and in through the door to the rear of the house.

The first floor accommodation is equally well planned, with the master en suite set slightly apart from the other bedrooms and main bathroom.

There is good wall space for furniture/storage throughout the home, which is warmed by a gas central heating system. The boiler can be found in the airing cupboard to the first floor landing.

In 2021 the property had new wood effect UPVC windows fitted.

Some features to point out would be the walled garden to the rear with gate onto Fore Street, side garden, large open carport and front veranda.

The side garden has a dropped kerb from Fore Street and perhaps with the relevant permissions it could be used to provide space for an additional car or motorhome. This is a well thought out and spacious family home, bursting with potential and versatility.

### Energy performance certificate (EPC)

34 Conway Road Cannington BRIDGWATER TA5 2NP	Energy rating <b>D</b>	Valid until: 15 September 2032
Certificate number: 2817-1675-2270-0711-1471		

Property type: Detached house

Total floor area: 149 square metres

#### Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

#### Energy rating and score

This property's current energy rating is D. It has the potential to be A.

[See how to improve this property's energy efficiency.](#)

The graph shows this property's current and potential energy rating.

**Properties get a rating from A (best) to G (worst) and a score.** The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:  
the average energy rating is D  
the average energy score is 60

Score	Energy rating	Current	Potential
92+	A		84 A
81-91	B		
69-80	C		
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

### IMPORTANT

Lees & Waters, their clients and any joint agents state that these details are for general guidance only and accuracy cannot be guaranteed. They do not constitute any part of any contract. All measurements are approximate and floor plans are to give a general indication only and are not measured accurate drawings. No guarantees are given with regard to planning permission or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are not necessarily included. Purchasers must satisfy themselves on all matters by inspection or otherwise. VIEWINGS - interested parties are advised to check availability and current situation prior to travelling to see any property.

If the property is leasehold full details and terms of the lease should be sought via your legal representative.

Please also note that some or all of the photographs used to market this property may have been taken with a wide angle lens, solely for the purpose of showing the property to its best advantage.

### MONEY LAUNDERING REGULATIONS 2003

Intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.