



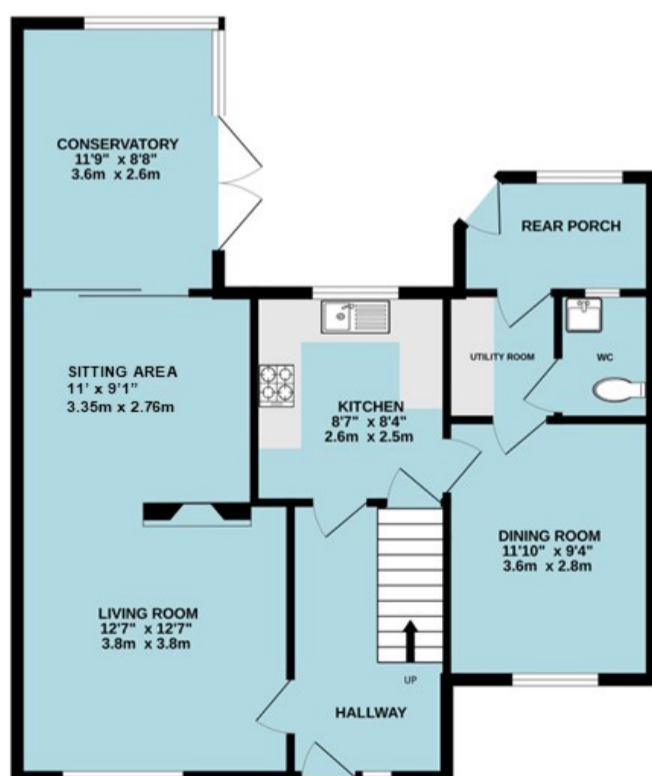
River View
 Combwich, Bridgwater, TA6
 £315,000 Freehold

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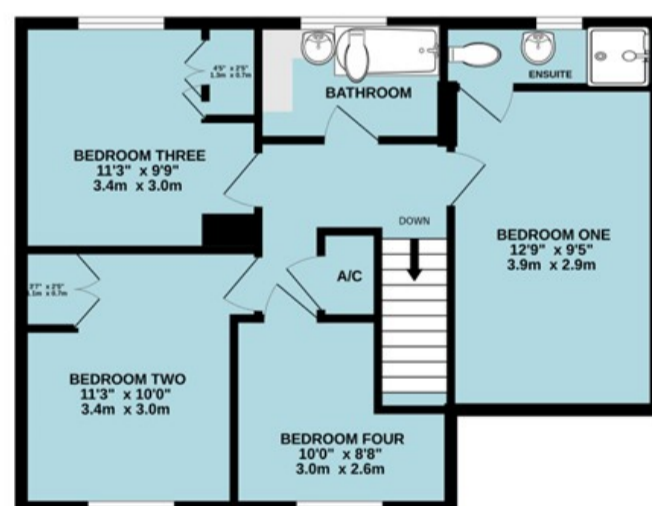
Wilkie May & Tuckwood

Floor Plan

GROUND FLOOR
 762 sq.ft. (70.8 sq.m.) approx.



1ST FLOOR
 604 sq.ft. (56.1 sq.m.) approx.



TOTAL FLOOR AREA: 1366 sq.ft. (126.9 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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Description

A beautifully presented and significantly extended four bedroom semi-detached home located in a quiet cul-de-sac in this highly sought after village on the western side of Bridgwater and is offered to the market with no onward chain. The property includes three reception areas along with a principal bedroom with an en-suite shower room, three further well proportioned bedrooms complemented by a family bathroom.

Outside – There are low maintenance gardens. The property also benefits from photo voltaic panels which produce up to 4KW and therefore provide the owner with a tax-free income as well as reducing their electricity cost.

- Highly sought after village location
- Beautifully presented throughout
- Four bedroom house
- Living room with additional sitting area
- Conservatory overlooks garden
- Kitchen with utility area
- Separate dining room
- Principal bedroom with en-suite
- Southerly aspect rear garden
- Garage, off-road parking

THE PROPERTY:

The accommodation comprises an entrance hall where stairs rise to the first floor. Off is a living room with an inset wood burner and a window to the front. Off there is a separate sitting room and a conservatory which enjoys a very pleasant outlook over the rear garden via double glazed windows and French doors. The kitchen is well fitted with a range of base and wall cupboards in light oak effect finish and a built-in oven and hob. The separate dining room overlooks the front garden and finally on the ground floor is a useful utility area, cloakroom with WC and basin and a rear porch which provides access to the garden. On the first floor is a principal bedroom with an en-suite shower room which includes a cubicle, WC and basin. The three remaining bedrooms are all of a good size and are complemented by a bathroom – which includes a bath, shower over, WC and basin. Alongside the house is a driveway which provides off-road parking and a

garage which is approached via an electric roller door.

Outside – The garden at the rear benefits from a sunny southerly aspect and is principally laid out paving for low maintenance.

LOCATION: The property is situated within the popular Somerset village of Combach. The village offers a thriving community with village store and post office, village school and church. Adjacent to Combach is the estuary of the River Parrett and Steart Marshes with rural views and walks can be enjoyed. The neighbouring villages of Cannington and Nether Stowey offer a more extensive range of services and shops. Bridgwater is approximately 5.7 miles away and offers a full range of shops, a cinema, restaurants and library. From Bridgwater bus station there are regular services to Taunton and Weston-super-Mare plus a daily coach service to London Hammersmith.



WM&T

GENERAL REMARKS AND STIPULATION

Tenure: The property is offered for sale Freehold by private treaty.

Services: Mains water, mains electricity, mains drainage, electric heating.

Local Authority: Somerset Council, County Hall, Taunton, Somerset, TA1 4DY
Council Tax Band: C



IMPORTANT NOTICE Wilkie May & Tuckwood for themselves and for the vendors of the property, whose agents they are, give notice that: 1. the particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchaser and do not constitute part of an offer or contract. Prospective purchasers and lessees ought to seek their own professional advice. 2. All descriptions, dimensions, areas, reference to condition and necessary permissions for use and occupation and other details are given in good faith, and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 3. No person in the employment of Wilkie May & Tuckwood has any authority to make or give any representations or warranty whatever in relation to this property on behalf of Wilkie May & Tuckwood, nor enter into any contract on behalf of the vendor. 4. No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties which have been sold, let or withdrawn. Photographs taken and details prepared in November 2023.

MEASUREMENTS AND OTHER INFORMATION All measurements are approximate. While we endeavour to make our sales particular accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information with you.

Code of Practice for Residential Estate Agents: Effective from 1 August 2011:

8. Financial Evaluation: 8a At the time that an offer has been made and is being considered by the seller, you must take reasonable steps to find out from the prospective buyer the source and availability of his funds for buying the property and pass this information to the seller. Such information will include whether the prospective buyer needs to sell a property, requires a mortgage, claims to be a cash buyer or any combination of these. Such relevant information that is available should be included in the Memorandum of Sale having regard to the provisions of the Data Protection Act. 8b These reasonable steps must continue after acceptance of the offer until exchange of contracts (in Scotland, conclusion of missives) and must include regular monitoring of the prospective buyer's progress in achieving the funds required, and reporting such progress to the seller.

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 their purpose. A Buyer is advised to obtain verification from their solicitor or surveyor. References to the Tenure of the 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.

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