



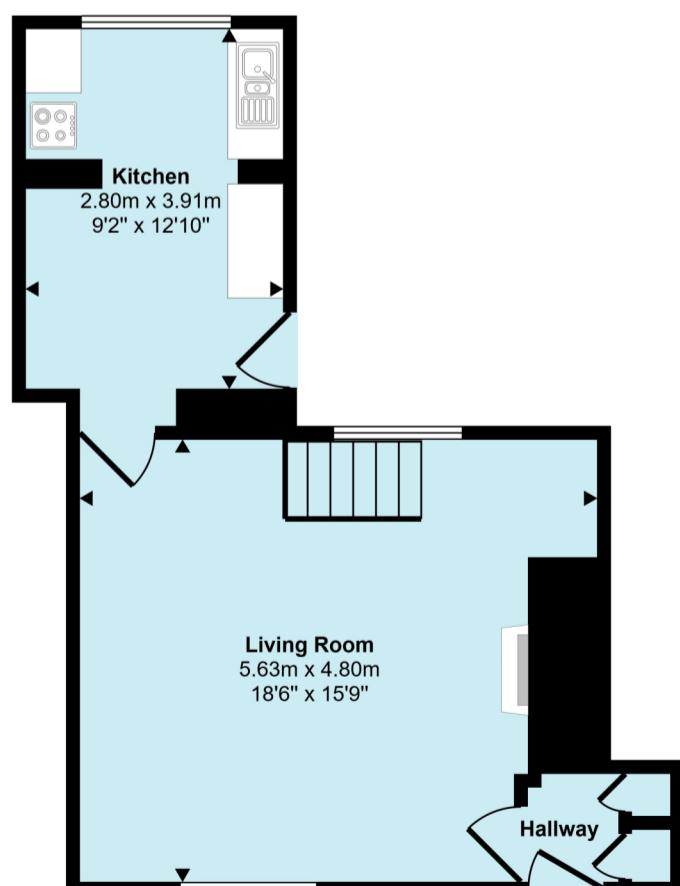
## Riverside

Combwich, Bridgwater, TA5  
£245,000 Freehold

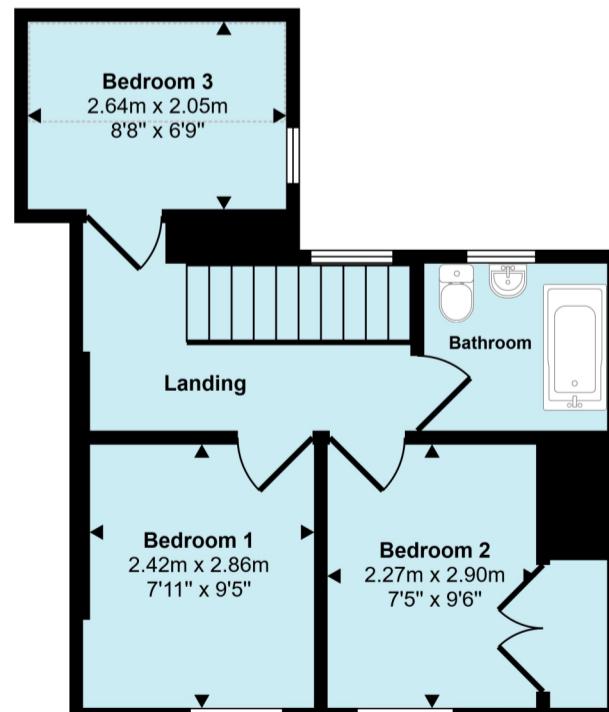


**Wilkie May  
& Tuckwood**

## Floor Plan



Ground Floor



First Floor

Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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# Description

This three bedroom stone cottage is situated in a central position in the village of Combwich and benefits from private gardens which back onto the River Parrett.

## THE PROPERTY:

The residence is an attractive stone built cottage with rear gardens backing onto the Parrett Estuary.

The accommodation comprises a door to the entrance porch leading into the living room, with stairs to the first floor landing, and has a fireplace and beams to the ceiling. There is a kitchen/dining room with a range of units, a sink, plumbing for a washing machine, double glazed door and views over the garden and the River Parrett beyond.

To the first floor are three bedrooms and a bathroom – with bath, WC, wash hand basin and a double glazed window.

Outside – To the rear is a patio and a garden laid to lawn, enclosed by fencing and walling with views over the River Parrett.

There is gated access from both sides of the boundaries giving the garden access to the front of the property. The neighbour also has the same privilege through this garden although it is not currently used.

## LOCATION:

The property is situated in the village of Combwich where there are rural walks to be enjoyed as far as the Steart Marshes and there are also the Combwich Ponds, ideal for local fishing and boat moorings available opposite the house of the River Parrett. The village offers a thriving community with village store and post office, village school and church. 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.

- Combwich village location
- Three bedroom stone cottage
- Over 18' living with front aspect
- Kitchen overlooks the rear garden
- Bathroom upstairs
- Rear gardens with views of the River



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## GENERAL REMARKS AND STIPULATION

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

**Construction:** Traditional construction.

**Services:** Mains water, mains electricity, mains drainage, electric storage heaters.

**Local Authority:** Somerset Council, County Hall, Taunton, Somerset, TA1 4DY

**Council Tax Band:** B

**Broadband Coverage:** We understand that there is superfast mobile coverage. The maximum available broadband speeds are: 50Mbps download and 9Mbps upload. We recommend you check coverage on [Mobile and Broadband checker - Ofcom](#)

**Mobile Phone Coverage:** Voice and data limited with EE, Three, O2 and Vodafone.

**Flood Risk: Rivers and sea:** Very low risk **Surface water:** Very low risk **Reservoirs:** Unlikely **Groundwater:** Unlikely

We recommend you check the risks on [Check the long term flood risk for an area in England - GOV.UK \(www.gov.uk\)](#)

**Planning:** Local planning information is available on [Planning Online \(somerset.gov.uk\)](#)



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 August 2025.

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.

**Tel: 01278 425195**

34 St Mary Street, Bridgwater, TA6 3LY

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