



GIBBINS RICHARDS   
Making home moves happen

Riverview House, 37a Riverside, Combwich, Nr. Bridgwater TA5 2RA  
£450,000

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A spacious four bedroom detached family home enjoying a pleasant position overlooking the estuary which provides fabulous walks along the coast. The accommodation includes, two receptions, large kitchen/dining/family room, downstairs cloakroom, four first floor bedrooms, including a generous size en-suite shower room and family bathroom. Multiple off road parking, double garage, storage facility, fully enclosed rear garden.

Tenure: Freehold / Energy Rating: B / Council Tax Band: E

An internal viewing is highly recommend to fully appreciate this spacious detached home located in the sought after village of Comwich which offers a nearby primary school, popular pub as well as delightful walks along the 'Severn Estuary'. Further facilities can be found in the nearby village of Cannington, whilst Bridgwater town centre is approximately five miles distant.

- SPACIOUS DETACHED FAMILY HOME
- PLEASANT OUTLOOK
- TWO RECEPTION ROOMS
- KITCHEN/DINING/FAMILY ROOM
- FOUR BEDROOMS
- EN-SUITE SHOWER ROOM / FAMILY BATHROOM
- DOUBLE GARAGE / ELECTRIC CAR CHARGER
- AMPLE OFF ROAD PARKING
- OIL FIRED CENTRAL HEATING
- OWNED SOLAR PANELS



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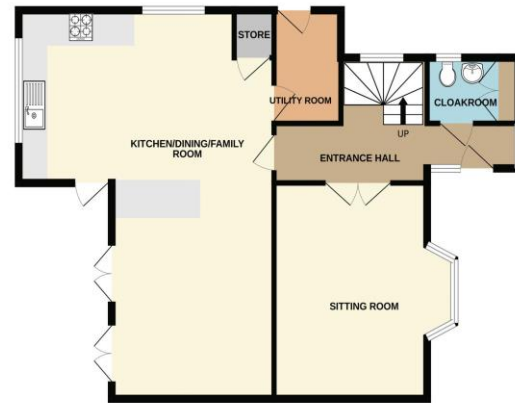




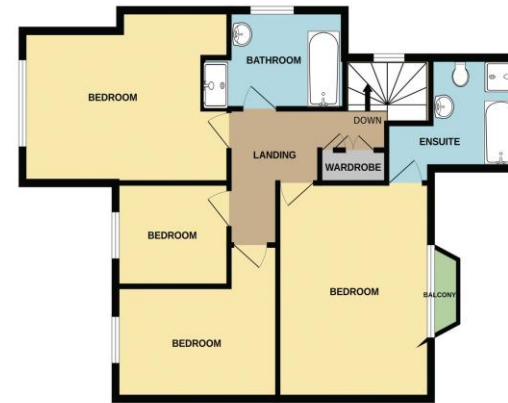
Entrance Hall	With stairs to first floor. Understairs storage.
Cloakroom	WC and wash hand basin. Storage cupboards.
Sitting Room Kitchen/Dining/Family Room	16' 3" x 14' 6" (4.95m x 4.42m) into bay 27' 6" x 17' 8" (8.38m x 5.38m) (max) A most spacious room with integrated appliances to the kitchen area to include, double oven, hob, chimney style extractor and integrated dishwasher. Ample space for fridge/freezer. Walk-in pantry.
Utility Room	Space and plumbing for washing machine.
First Floor Landing	Access to loft space.
Bedroom 1	14' 4" x 12' 5" (4.37m x 3.78m) Provides superb estuary views and balcony. Wall to wall wardrobes.
En-Suite Shower Room	
Bedroom 2	15' 10" x 10' 5" (4.82m x 3.17m) with built-in wardrobes.
Bedroom 3	12' 5" x 8' 5" (3.78m x 2.56m)
Bedroom 4	9' 5" x 7' 8" (2.87m x 2.34m)
Bathroom	Bath, large shower enclosure, wash basin and WC.
Outside	To the front of the property there is extensive off road parking with its own driveway. Large GARAGE with up and over door, electric car charger. Fully enclosed garden predominantly laid to lawn with decking section and fenced borders.



GROUND FLOOR



FIRST FLOOR



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. Once an offer is accepted by our client, an Administration Fee of £30 + VAT (£36) **per buyer** will be required in order for us to process the necessary checks relating to our compliance and Anti-Money Laundering obligations. This is a non-refundable payment and cannot be returned should a purchase cease to continue. It can be paid via a card machine, or via BACS transfer.

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