



RIVERSIDE

Combwich, Bridgwater, TA5 2RA

Price £279,950

Tamlyns

PROPERTY DESCRIPTION

Situated in the sort after location of Combwich this 4 Bedroom family home offers versatile accommodation, briefly comprising of entrance hall, lounge, kitchen, 2nd reception or bedroom 5 with downstairs shower and w/c, to the first floor 4 further bedrooms and family bathroom.

Outside there are front and rear gardens.

Situation

* 4/5 Bedroom Versatile Family Home * 2nd Reception / downstairs bedroom 5, *downstairs w/c & shower room *Family Bathroom *Front & Rear Gardens * No Onward Chain.

Local Authority

Somerset Council Tax Band: B

Tenure: Freehold

EPC Rating: D

TO ARRANGE A VIEWING OR FOR FURTHER INFORMATION ON
THIS PROPERTY PLEASE CONTACT OUR SALES TEAM

01278 454500

house.sales@tamlyns.co.uk



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Accommodation

All measurements are approximate.

Hallway

6'3 × 5'6 (1.91m × 1.68m)

Front door into hallway with doors leading into Lounge, Study / Bedroom 5.

Lounge

17'1 × 13'7 (5.21m × 4.14m)

Double glazed window to the front, electric wall heater, feature fireplace with inset log burner, door to stairs for the first floor and door to the kitchen.

Kitchen

17'2 × 8'9 (5.23m × 2.67m)

Range of wall & base units with roll top work surface over, electric oven and hob with extractor fan over, space & plumbing for washing machine, space for fridge / freezer, double glazed window over looking the rear garden and door leading to the rear garden.

Study / Bedroom 5

6'3 × 9'8 (1.91m × 2.95m)

Glazed door to the rear, electric wall heater, slide door into

En suite / Shower Room

8'6 × 3'8 (2.59m × 1.12m)

Obscured double glazed window to rear, low level w/c, pedestal wash hand basin, enclosed shower. extractor.

First Floor Landing

Double glazed window to rear, wall heater, loft access. doors to

Bedroom 2

14'3 × 8'1 (4.34m × 2.46m)

Double glazed window to rear, wall heater.

Bedroom 1

12'3 × 10'8 (3.73m × 3.25m)

Double glazed window to the front , electric wall heater.

Bedroom 3

9'7 × 9'1 (2.92m × 2.74m'0.30m)

Double glazed window to front, electric wall mounted heater.

Bedroom 4

10'8 × 6'2 (3.25m × 1.88m)

Double glazed window to the front, electric wall mounted heater.

Bathroom

9'5 × 6'5 (2.87m × 1.96m)

Obscure double glazed window to the rear, pedestal wash hand basin, low level w/c, enclosed shower cubicle, paneled bath.

Outside

Front Garden

Mainly laid to lawn with pathway leading to the front door.

Rear Garden

Mainly laid to lawn, range of mature trees & shrubs, storage shed, pedestrian access via lane.

Material Information...

PROPERTY DESCRIPTION

Additional information not previously mentioned

- Mains electric.
- No Water meter.
- Electric Wall heaters.
- Mains Sewage.
- No Flooding in the last 5 years.
- Broadband and Mobile signal or coverage in the area.

For an indication of specific speeds and supply or coverage in the area, we recommend potential buyers to use the Ofcom checkers below:

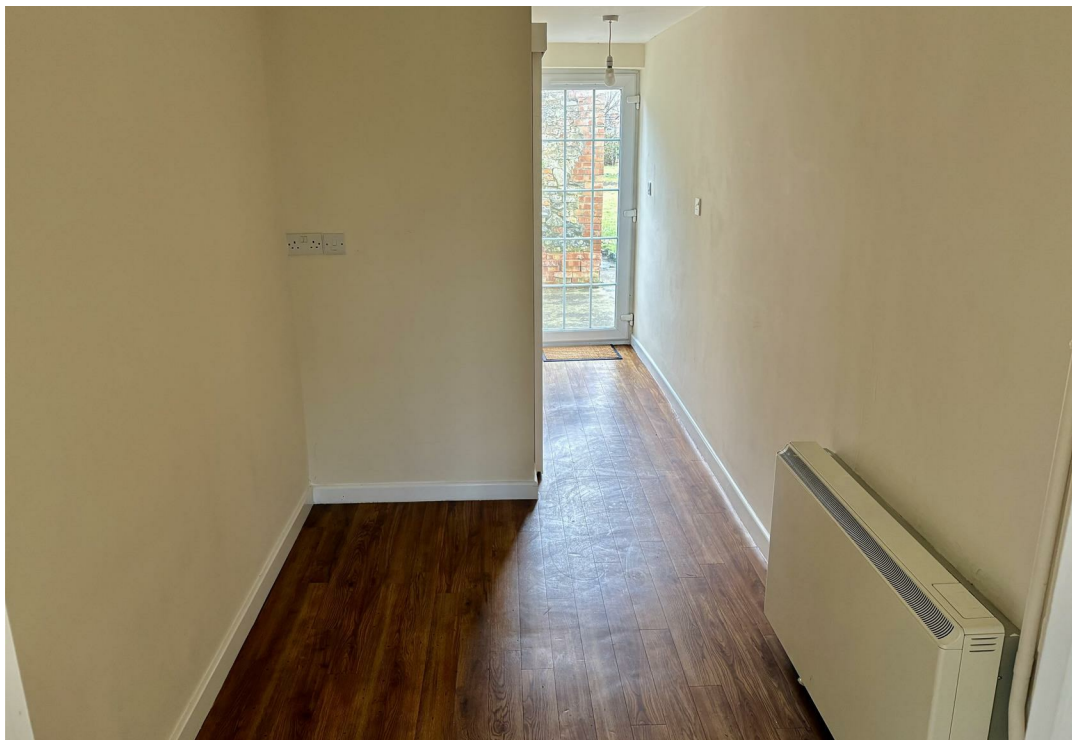
checker.ofcom.org.uk/en-gb/mobile-coverage

checker.ofcom.org.uk/en-gb/broadband-coverage

Flood Information:

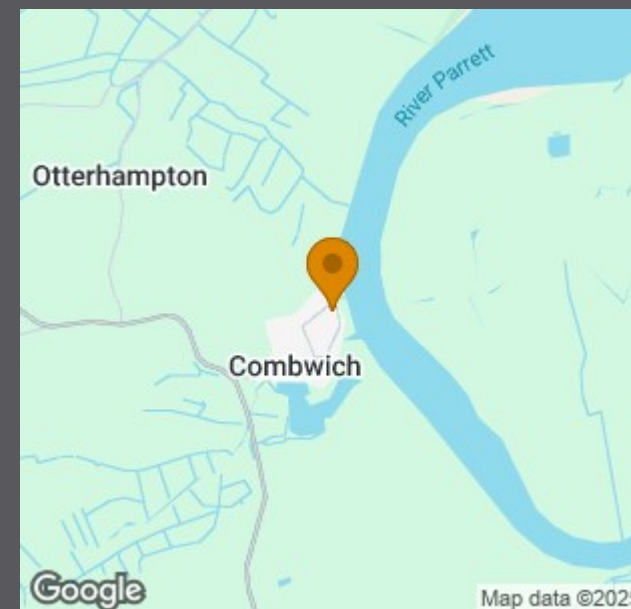
flood-map-for-planning.service.gov.uk/location







PLAN



IMPORTANT NOTICE

We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. If there are any important matters likely to effect your decision to buy, please contact us before viewing the property.

1. Survey - A detailed survey has not been carried out, nor the services, appliances and fittings tested.
2. Plans - All measurements wall, doors, windows, fittings and appliances their sizes and location are shown conventionally and are approximate and cannot be regarded as being representation either by the seller or his Agent. Room sizes should not be relied upon for furnishing purposes and all approximate.

Tamlyns may make the following referrals and in exchange receive an introduction fee: Simply Conveyancing - Introduction fee of up to £200 (plus vat), HD Financial Ltd - Introduction fee of up to £200 (plus vat).

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C		63
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Tamlyns

