



I RIVERSIDE

Combwich, Bridgwater, TA5 2QX

Price £289,950

Tamlyns

PROPERTY DESCRIPTION

Situated in the sort after location of Combe Wick this 3 bedroom Semi detached cottage offers versatile accommodation, briefly comprising of entrance hall, kitchen, breakfast room, lounge, downstairs bathroom, and separate WC. There are 3 bedrooms upstairs.

Outside there is a pretty cottage style garden, this property is being sold with no onward chain.

Situation

Semi-Detached Cottage in Popular Village*3 Bedrooms*Kitchen/Diner & Lounge*Pretty Enclosed Cottage Gardens* NO ONWARD CHAIN* Viewing Highly Recommended*

Local Authority

Somerset Council Tax Band: C

Tenure: Freehold

EPC Rating: E

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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Description

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Accommodation

All sizes are approximate.

Entrance Hallway

Wooden door into inner hallway with hanging space, double glazed window to front, door to

Kitchen

15'3 6'4 (4.65m 1.93m)
Range of wall and base units with roll edge work tops, tiling to compliment, space and plumbing for washing machine, space for electric cooker with extractor over, space under worktop for fridge, Dual aspect diamond lead windows overlooking the cottage style garden, stable door to garden, one and a half bowl sink unit with mixer tap, three velux windows giving a light an airy feel to the kitchen, space and plumbing for washing machine and dishwasher

Breakfast Room

12'4 11'9 (3.76m 3.58m)
Brick fire place with Wood Burner, pine paneling, diamond lead double glazed window to front, wood effect flooring, radiator, door to:

Inner Hallway

Diamond lead double glazed window to front, stairs rising to first floor, parquet flooring, under stairs cupboard with storage, radiator.

Downstairs Bathroom

5'9 x 5'3 (1.75m x 1.60m)
Panel bath with shower over, wash hand basin, tiled floor, obscure window to rear.

WC

Obscure double glazed window to rear, pedestal wash hand basin, vanity sink, tiled floor

Lounge

17'8 x 14'9 (5.38m x 4.50m)
Dual aspect diamond lead double glazed windows to front and rear, feature brick built archway, brick built open fire place, radiator.

Landing

Diamond lead double glazed window to front

Bedroom 1

18'7 x 11'3 (5.66m x 3.43m)
Diamond lead double glazed window to front aspect, built in cupboards, radiator, feature fireplace, door to:

En suite

Shower cubicle, low level WC, pedestal wash hand basin, heated towel rail

Bedroom 2

11'9 x 11'2 (3.58m x 3.40m)
Dual aspect diamond lead double glazed windows to front and overlooking the garden, radiator

Bedroom 3

12' x 7'1 (3.66m x 2.16m)
Diamond lead double glazed window overlooking the garden, radiator

PROPERTY DESCRIPTION

Garden

Pretty enclosed cottage style garden with side access to front, patio area, mainly laid to lawn with mature shrubs and trees, flower borders, outside tap, enclosed oil tank, outside electric points, 2 x storage sheds both with electricity.

Material Information...

Additional information not previously mentioned

- Mains electric, oil and water
- No water meter.
- wood burner
- 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		81
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	51	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

