



10 Estuary Park
Comwich, Somerset, TA5 2QP

Brightest move

Brightest move

£335,000



Brightestmove are delighted to offer for sale this nicely positioned detached bungalow which backs onto the ponds in the sought after village of Comwich. This three bedroom home is situated on a generous size plot with a south facing rear garden and offers off street parking for two vehicles with the scope to build a garage and create additional parking.

The windows in the kitchen, bedrooms and wet room have been replaced with triple glazed windows and the oil fired boiler has also been replaced.

The accommodation briefly comprises lounge/diner, kitchen, three bedrooms and wet room.

The front garden is open plan with a pedestrian gate leading into the rear garden.

The landscaped south facing rear garden retains a good degree of privacy and includes a summerhouse and overlooks the ponds.



Comwich is a picturesque village set alongside the estuary with a number of walks along the waterside and in the surrounding countryside. It has a thriving community and benefits from its own shop, public house, church, primary school and village hall with a wider range of amenities available in the village of Cannington which itself offers butchers, baker, garage, village shop, church and several public houses.

For more information or an appointment to view please contact the vendors sole agents.

SERVICES: Mains electricity, water and drainage HEATING: Oil fired central heating system.

TENURE: Freehold COUNCIL TAX BAND: C



Lounge/Diner 15' x 11' 05" (4.57m x 3.48m)

Kitchen 12' x 7' 04" (3.66m x 2.24m)

Bedroom One 11' 07" x 9' 06" (3.53m x 2.9m)

Bedroom Two 11' 08" x 7' 10" (3.56m x 2.39m)

Bedroom Three 8' 09" x 6' 06" (2.67m x 1.98m)

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | | 77 C |
| 55-68 | D | | |
| 39-54 | E | 45 E | |
| 21-38 | F | | |
| 1-20 | G | | |

No statement in these details is to be relied upon as representation of fact, and purchasers should satisfy themselves by inspection or otherwise as to the accuracy of the statements contained within. These details do not constitute any part of any offer or contract. CMH Southwest limited trading as Brightest Move and their employees and agents do not have any authority to give warranty or representation whatsoever in respect of this property. These details and all statements herein are provided without any responsibility on the part of CMH Southwest limited trading as Brightest Move or the vendors. CMH Southwest limited trading as Brightest Move has not tested the equipment or central heating system mentioned in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. Measurements: Great care is taken when measuring, but measurements should not be relied upon for ordering carpets, equipment, etc. This property sheet forms part of our database, and is protected by the database right and copyright laws. No unauthorised copying or distribution without permission.