



63 Estuary Park, Combwich,
Somerset, TA5 2RF

Brightestmove

Brightest move

£250,000



Brightestmove are delighted to offer for sale this semi-detached house which is situated in an appealing cul-de-sac position in the sought after village of Combwich.

This double glazed three-bedroom home is situated on a generous size plot with front and rear gardens and is warmed by oil fired central heating. The accommodation briefly comprises entrance hallway, living room open plan to dining room and kitchen to the ground floor with three bedrooms and bathroom upstairs.

Externally there is off street parking to the front leading to the oversized garage and gardens to front and rear. The enclosed rear garden retains a good degree of privacy.



Comwich is a picturesque village set beside the estuary with a number of walks along the waterside and in the surrounding countryside. It has a thriving community and benefits from a public house, church, pre-school, primary school and village hall with a village club attached, with a wider range of amenities available in the village of Cannington which itself offers butchers, baker, garage, village shop, church, GP Surgery and health centre as well as 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

TENURE: Freehold COUNCIL TAX BAND: B



Living Room 15' 07 (max) " x 12' 07" (4.75m x 3.84m)

Dining room 9' 0" x 8' 0" (2.74m x 2.44m)

Kitchen 9' 0" x 7' 05" (2.74m x 2.26m)

Bedroom One 13' 02" x 9' 01" (4.01m x 2.77m)

Bedroom Two 10' 05" x 8' 01" (3.18m x 2.46m)

Bedroom Three 7' 03" x 7' 03" (2.21m x 2.21m)

Garage 15' 06 " x 10' 06 (narrowing to 7' 06") " (4.72m x 3.2m)

Approximate Total Floor Area 68 Square Metres (excluding garage)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		

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