



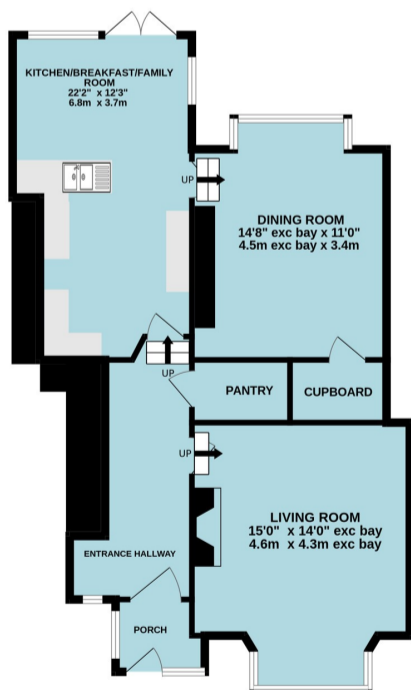
The Towers
 Riverside, Combwich, Bridgwater, TA5
 £390,000 Freehold

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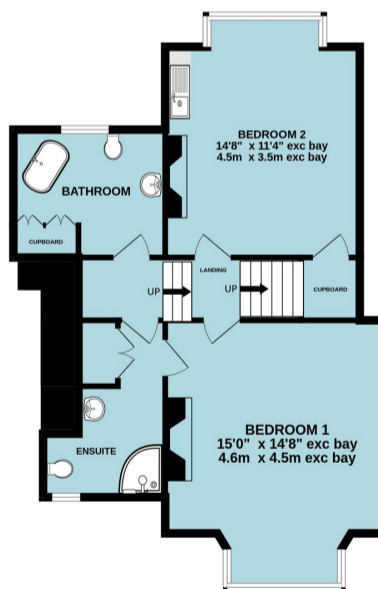
Wilkie May & Tuckwood

Floor Plan

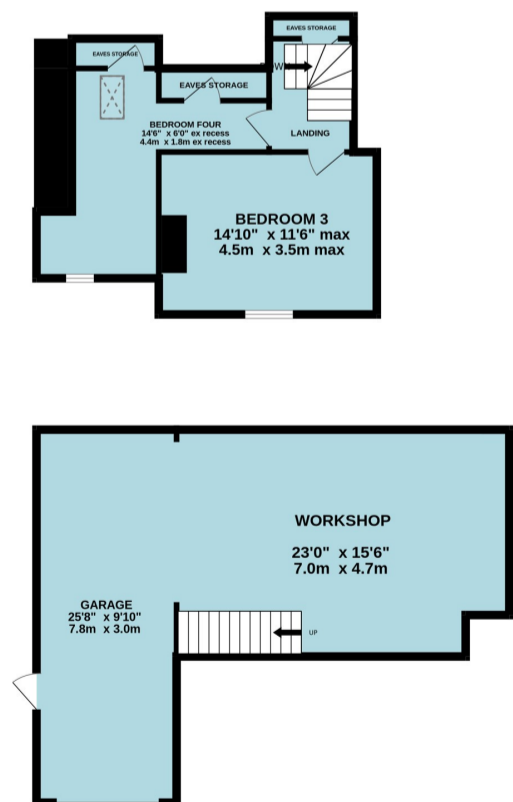
GROUND FLOOR



1ST FLOOR



2ND 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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Description

A substantial late Victorian village home which offers an attractive blend of period features including open fireplaces and large walk-in bay windows together with a modern fitted kitchen and conservatory along with a bathroom, with free standing bath and a separate shower room. The property is situated in a tucked away location in this sought after village with the River Parrett estuary and Steart Marshes close by.

- Substantial Victorian house
- Village setting
- Period features
- Living room with front aspect bay
- Dining room with rear aspect bay
- Over 22' kitchen/breakfast/family room
- Principal bedroom with en-suite
- Three further bedrooms
- Bathroom
- Garage/workshop
- Car parking space
- Front and rear gardens

THE PROPERTY:

The accommodation comprises an entrance hall where stairs rise to the first floor and a superb living room with an open fireplace, a walk-in bay window and dado rail. The dining room is well proportioned and includes a fireplace and rear aspect bay window. Period features here include cornicing and coving to the ceiling. Finally on the ground floor is a kitchen/breakfast/family room. Within the kitchen area there is a range of modern natural wood style fronted units with marble style worktops and recesses for various appliances. To the opposite end of the room is a space for a family table and chairs along with armchairs etc. This room is particularly light and airy with sun cascading down from the ceiling and windows and doors which overlook the garden.

On the first floor are two very large double bedrooms, both with bay windows and one of which has glimpses over the local river. There are fireplaces to both rooms and these are complemented by an extremely well fitted bathroom and separate shower room.

On the second floor are two further bedrooms.

Outside – At the front is a small garden area and car parking space which leads to a garage/workshop. This is L-shaped and could be used for a variety of purposes. It also benefits from staircase which rises to a further boarded attic area which could provide an additional and useful space. The rear garden is larger than average and consists of lawn and patios together with rear pedestrian access.

LOCATION: The property is situated within the popular Somerset village of Combach. The village offers a thriving community with village store and post office, village school and church. Adjacent to Combach is the estuary of the River Parrett and Steart Marshes with rural views and walks can be enjoyed. The neighbouring villages of Cannington and Nether Stowey offer a more extensive range of services and shops. Bridgwater is approximately 5.7 miles away and offers a full range of shops, a cinema, restaurants and library. From Bridgwater bus station there are regular services to Taunton and Weston-super-Mare plus a daily coach service to London Hammersmith.



WM&T

GENERAL REMARKS AND STIPULATION

Tenure: The property is offered for sale Freehold by private treaty.

Construction: Traditional construction.

Services: Mains water, mains electricity, mains drainage, electric heating.

Local Authority: Somerset Council, County Hall, Taunton, Somerset, TA1 4DY

Council Tax Band: C

Broadband Coverage: We understand that there is superfast mobile coverage. The maximum available broadband speeds are: 53Mbps download and 10Mbps upload. We recommend you check coverage on [Mobile and Broadband checker - Ofcom](#)

Mobile Phone Coverage: Limited voice and data available with Three. Limited voice only with O2 and Vodafone.

Flood Risk: Rivers and sea: Very low risk **Surface water:** Very low risk **Reservoirs:** Unlikely **Groundwater:** Unlikely

We recommend you check the risks on [Check the long term flood risk for an area in England - GOV.UK \(www.gov.uk\)](#)

Planning: Local planning information is available on [Planning Online \(somerset.gov.uk\)](#)



IMPORTANT NOTICE Wilkie May & Tuckwood for themselves and for the vendors of the property, whose agents they are, give notice that: 1. the particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchaser and do not constitute part of an offer or contract. Prospective purchasers and lessees ought to seek their own professional advice. 2. All descriptions, dimensions, areas, reference to condition and necessary permissions for use and occupation and other details are given in good faith, and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 3. No person in the employment of Wilkie May & Tuckwood has any authority to make or give any representations or warranty whatever in relation to this property on behalf of Wilkie May & Tuckwood, nor enter into any contract on behalf of the vendor. 4. No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties which have been sold, let or withdrawn. Photographs taken and details prepared in May 2024.

MEASUREMENTS AND OTHER INFORMATION All measurements are approximate. While we endeavour to make our sales particular accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information with you.

Code of Practice for Residential Estate Agents: Effective from 1 August 2011:

8. Financial Evaluation: 8a At the time that an offer has been made and is being considered by the seller, you must take reasonable steps to find out from the prospective buyer the source and availability of his funds for buying the property and pass this information to the seller. Such information will include whether the prospective buyer needs to sell a property, requires a mortgage, claims to be a cash buyer or any combination of these. Such relevant information that is available should be included in the Memorandum of Sale having regard to the provisions of the Data Protection Act. 8b These reasonable steps must continue after acceptance of the offer until exchange of contracts (in Scotland, conclusion of missives) and must include regular monitoring of the prospective buyer's progress in achieving the funds required, and reporting such progress to the seller.

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 their purpose. A Buyer is advised to obtain verification from their solicitor or surveyor. References to the Tenure of the 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.

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