

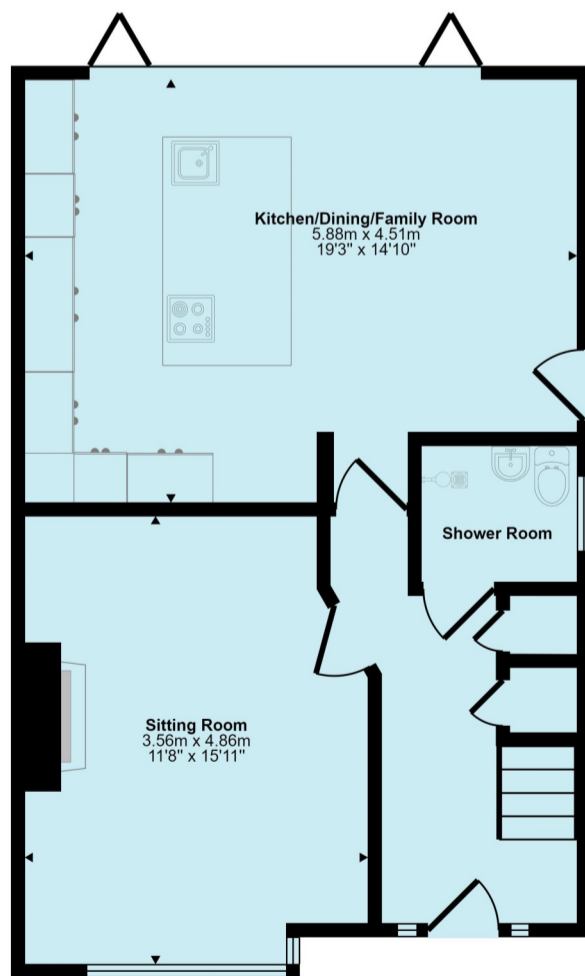


Estuary Park
 Combwich, Bridgwater, TA5
 £325,000 Freehold

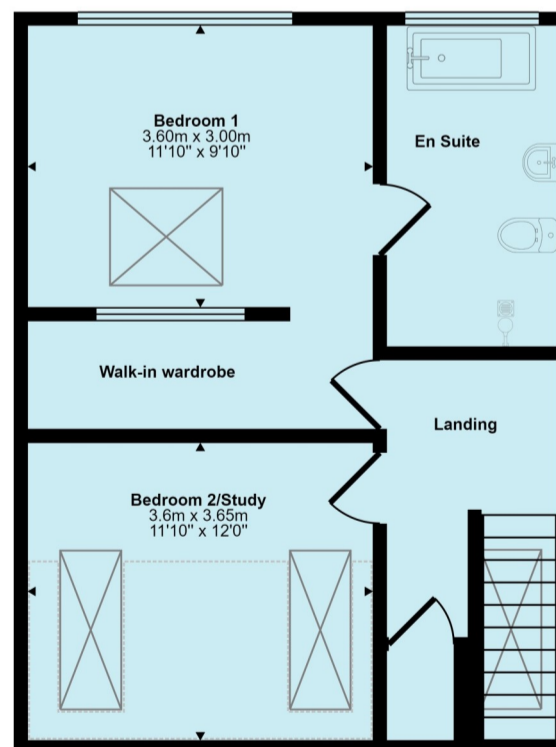
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Wilkie May & Tuckwood


Floor Plan



Ground Floor



First Floor

 Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Description

A superbly presented and significantly improved two bedroom semi-detached chalet house with south facing aspect at the rear overlooking the local ponds. The property has been updated and upgraded over the last three years and is now a desirable low maintenance home for the discerning purchaser. There is a high quality fitted kitchen, ground floor shower room as well as an en-suite to the principal bedroom. Alongside is a large garage/workshop and a further workshop/outbuilding within the lovely sunny rear garden.

- Superbly presented chalet house
- Village location overlooking ponds
- Kitchen/dining/family room
- Sitting room with front aspect
- Downstairs' shower room
- Over 11' bedroom
- Additional bedroom/study
- En-suite shower room
- Garage/workshop and driveway
- Sunny rear garden
- Workshop/outbuilding in garden

THE PROPERTY:

The accommodation which is centrally heated also has underfloor heating in the hall, shower room and kitchen/dining/family room. The property comprises a front door which opens into an entrance hall where a newly fitted quality staircase rises to the first floor. There are useful cupboards under. At the rear of the hallway is a shower room/wet room consisting of a walk-in shower, basin and WC. On the left hand side of the hallway is a cosy sitting room with a front aspect and wood effect flooring. There is a feature fireplace. Finally on the ground floor is a delightful kitchen/family area with a fantastic range of base and wall cupboards with quartz style worktops which incorporates a large island, two ovens, a microwave and a ceramic hob. In addition is a walk-in larder and a fridge/freezer. The room is complemented by an expanse of bi-fold doors which overlook the rear garden and beyond to open space.

Upstairs is a landing with access into a walk-in wardrobe and beyond this a principal bedroom again with a huge picture window which overlooks the rear garden and across to the local ponds. This room benefits from an en-suite bathroom with a freestanding bath, separate walk-in shower, basin and WC.

The second bedroom has skylights and is currently used as a useful study area.

Outside – At the front is an array of off-road parking which in turn leads to a garage/workshop with a polycarbonate roof measuring 17'7" x 11'8". There are useful outbuildings/workshop beyond this whilst the rear garden consists of a patio, lawn, covered seating area and a fishpond. The garden has a sunny aspect, is relatively peaceful and private and backs onto open space.

LOCATION: The property is situated on the favoured west side of Bridgwater in the village of Comwich. The road in to Comwich only serves the residents of the community. There is a village pre-school, primary and junior school, pub and store for day to day needs. The neighbouring village of Cannington offers a more extensive range of services, shops, Post Office, butchers, bakers and facilities. Bridgwater, with its mainline railway station is approximately 6 miles away. Bridgwater offers a full range of amenities including retail, leisure and educational facilities. There are regular bus services to Taunton, Burnham-on-Sea and Weston-super-Mare and a daily coach service to London Hammersmith from Bridgwater bus station.



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, oil fired central heating.

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

Council Tax Band: B

Broadband Coverage: We understand that there is superfast mobile coverage. The maximum available broadband speeds are: 50Mbps download and 9Mbps upload. We recommend you check coverage on [Mobile and Broadband checker - Ofcom](#)

Mobile Phone Coverage: Voice and data none available with EE, Three, O2 and Vodafone.

Flood Risk: Rivers and sea: 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 July 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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