

Brookside Road
Combwich
Bridgwater
TA5 2QN




JOSEPH CASSON
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£225,000

- Characterful Mid-Terraced Property
 - Two Bedrooms
 - One Bathroom
- Open-Plan Living Room
 - Fitted Kitchen
 - Utility Room/WC
- Generously Sized Rear Garden
- Wooden Shed/Office & Greenhouse
- Popular Village Location

A delightful two double bedroom cottage full of character, enjoying a generously proportioned rear garden adjoining a brook, together with a wealth of charming period features.

Situated in the sought-after village of Combs, approximately 5 miles north-west of Bridgwater and conveniently located for Hinkley Point C, this delightful property offers a wonderful blend of rural charm and everyday convenience.

The village is surrounded by attractive countryside and enjoys easy access to scenic estuary walks and charming rural trails, making it an ideal location for nature lovers, walkers, and those seeking a peaceful village lifestyle.

ACCOMMODATION

This characterful home briefly comprises an open-plan living/dining/kitchen area featuring an attractive fireplace with a multi-fuel stove and exposed ceiling beams, together with a lean-to (requiring repair) and a utility room/WC on the ground floor.

Upstairs, there are two bedrooms and a bathroom, all accessed from the landing.

Outside, the property enjoys a generously sized and well-established rear garden, complete with a large wooden shed/office and greenhouse and backing onto a brook, creating a peaceful and attractive setting.

LOCATION

Combwich is a village in the parish of Otterhampton within the Sedgemoor district of Somerset, between Bridgwater and the Steart Peninsula. Local amenities include Otterhampton primary school, St. Peter's Church, public house, boat club and village hall, with a monthly market and other events. Nearby are beautiful countryside, riverside and coastal walks, including WWT Steart Marshes, one of the largest wetland creation schemes in the UK. Transport links to Hinkley Power Station and Bridgwater are excellent.

ADDITIONAL INFORMATION

Tenure: Freehold

Estate/Management Charge: None

EPC Rating: E

Council Tax Band: B

UTILITIES

Water supply: Mains

Sewerage: Mains

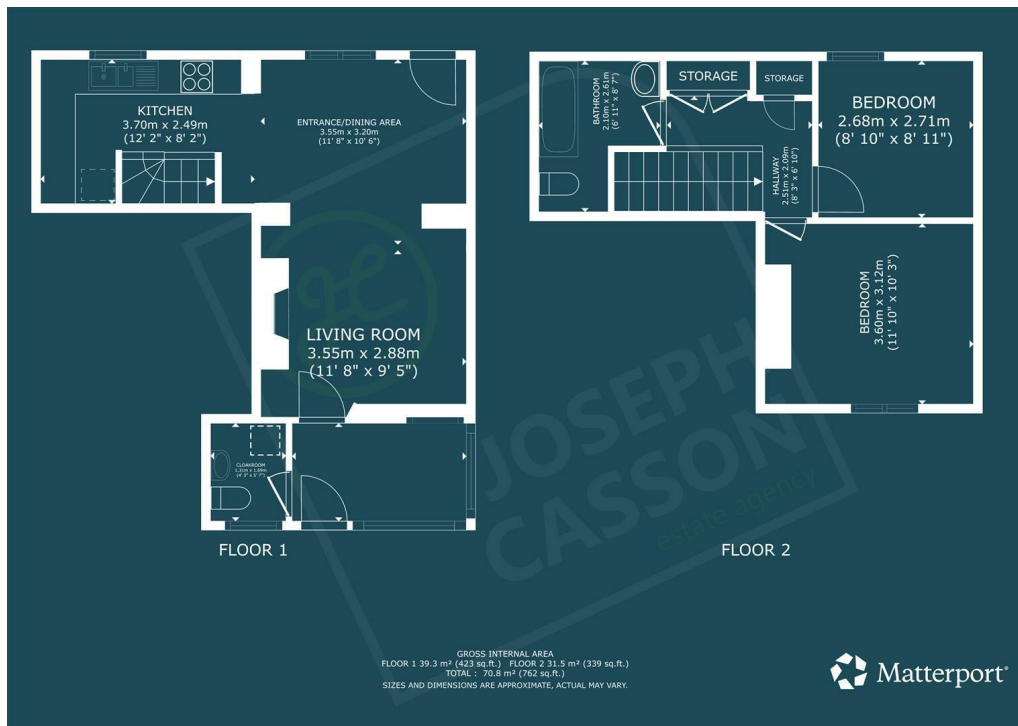
Electricity Supply: Mains

Mains Gas Supply: No

Central Heating: No - Some Electric Heaters

FLOODING





No Flooding in the last 5 years. Flood Information: flood-map-for-planning.service.gov.uk/location

BROADBAND & MOBILE COVERAGE

For an indication of specific speeds and supply or coverage in the area, we recommend that potential buyers use the Ofcom checkers below:
checker.ofcom.org.uk/en-gb/mobile-coverage
checker.ofcom.org.uk/en-gb/broadband-coverage

Council Tax Band

B

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



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