



GIBBINS RICHARDS
Making home moves happen

6 River View, Combwich, Bridgwater TA5 2RE
£425,000

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Extended Four Bedroom Home | Estuary Outlook | Large Rear & Side Gardens |
Garage & Garden Room/Bar

A beautifully presented and extended four bedroom semi-detached family home in the village of Combwich, enjoying views towards the estuary, large rear and side gardens, off-road parking, a single garage and garden room/bar. The property offers spacious accommodation including a large kitchen/dining/family room, separate utility, main bedroom with en-suite and family bathroom.

Tenure: Freehold / Energy Rating: E / Council Tax Band: C

Combwich is a small rural village positioned on the estuary of the River Parrett, with a village setting and access to surrounding countryside and riverside walks. The wider parish includes Combwich, Otterhampton and Steart, with the nearby Steart Marshes and River Parrett Trail offering attractive outdoor space and wildlife interest. The village is also well placed for access to Cannington and Bridgwater, where a wider range of shops, schooling, supermarkets, transport links and town centre facilities can be found.

Total floor area - 1831 sq.ft. (170.1 sq.m.) approx.

Immaculately presented semi-detached home

Calor gas heating

Extended accommodation

Large kitchen/dining/family room

Separate utility room

Main bedroom with en-suite shower room

Large gardens to the rear and side

Garden room/bar

Single garage

Off-road parking





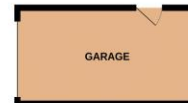
Entrance Hall	Stairs to first floor.
Cloakroom	4' 7" x 2' 7" (1.4m x 0.8m) Front aspect obscure window. Low level WC and wash hand basin. Heated towel rail.
Sitting Room	14' 9" x 12' 6" (4.5m x 3.8m) Front aspect window. Log burner.
Kitchen	17' 5" x 12' 2" (5.3m x 3.7m) Rear aspect window, French doors to garden. Understairs storage cupboard. Space and plumbing for dishwasher.
Dining Room	14' 1" x 10' 2" (4.3m x 3.1m) Bi-fold doors to garden. Double doors into family room, door to utility;
Family Room	10' 6" x 8' 6" (3.2m x 2.6m) Front aspect window.
Utility Room	10' 2" x 5' 7" (3.1m x 1.7m) Side aspect window and door to garden. Space and plumbing for washing machine.
First Floor Landing	Doors to four bedrooms and bathroom. Storage cupboard. Hatch to loft.
Bedroom 1	13' 9" x 10' 6" (4.2m x 3.2m) Front aspect window. Access into;
En-Suite Shower Room	10' 6" x 3' 11" (3.2m x 1.2m) Side aspect obscure window. Low level WC, wash hand basin and shower enclosure. Heated towel rail.
Bedroom 2	15' 1" x 8' 10" (4.6m x 2.7m) Front aspect window. Built-in storage cupboard and separate wardrobe.
Bedroom 3	10' 2" x 8' 10" (3.1m x 2.7m) Rear aspect window.
Bedroom 4	8' 10" x 8' 2" (2.7m x 2.5m) Rear aspect window.
Family Bathroom	14' 1" x 5' 11" (4.3m x 1.8m) Rear aspect obscure window. Low level WC, wash hand basin, bath and separate walk-in shower. Heated towel rail.





GROUND FLOOR
1072 sq.ft. (99.6 sq.m.) approx.

1ST FLOOR
759 sq.ft. (70.5 sq.m.) approx.



TOTAL FLOOR AREA : 1831 sq.ft. (170.1 sq.m.) approx.

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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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 the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.

References to the Tenure of a 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.

Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.



We routinely refer potential sellers and purchasers to a selection of recommended conveyancing firms – both local and national. It is their decision whether to use those services. In making that decision, it should be known that we receive a payment benefit of not more than £200 per transaction.
We routinely refer potential sellers and purchasers to Mortgage Advice Bureau (MAB) for mortgage and protection advice. It's their decision whether to use those services. In making that decision, it should be known that we receive a payment benefit of not more than £250 per case.
Once an offer is accepted by our client, an Administration Fee of £40 + VAT (£48) **per buyer** will be required in order for us to process the necessary checks relating to our compliance and Anti-Money Laundering obligations. This is a non-refundable payment and cannot be returned should a purchase cease to continue. It can be paid via a card machine, or via BACS transfer.

17 High Street, Bridgwater, Somerset TA6 3BE Tel: 01278 444488
Email: bw@gibbinsrichards.co.uk Web: www.gibbinsrichards.co.uk