



**JOSEPH
CASSON**
estate agency



**JOSEPH
CASSON**

Ebb Tide Riverside, Combwich – TA5 2QX
£450,000



Ebb Tide Riverside

Combwich, Bridgwater

- Substantial Detached Family Home
- Constructed in 1996
- Overlooking The Estuary/Harbour
- Four Bedrooms
- Two Bathrooms
- Three Reception Rooms
- Modern Fitted Kitchen
- Utility Room & Cloakroom
- Oil Central Heating & Double Glazing
- Double Garage & Driveway

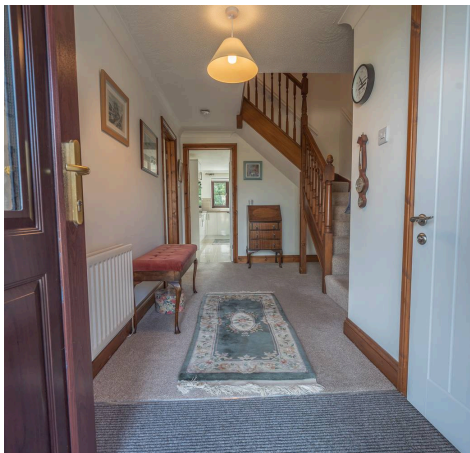
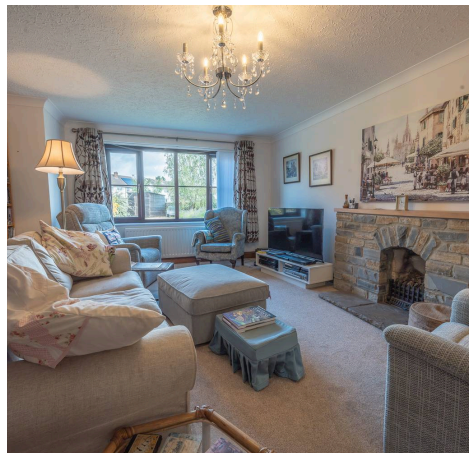
Spacious four-bed detached home in Combwich village. South-facing garden by a brook, double garage, ample parking. No onward chain. Ideal for families seeking quiet village living.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D



Nestled within a quiet cul-de-sac in the charming village of Combwich, enjoying attractive views towards the harbour, this impressive four-bedroom detached home offers an exceptional opportunity to embrace a peaceful village lifestyle.

Occupying a generous plot, the property benefits from a delightful south-facing rear garden bordering a picturesque brook, creating a tranquil setting ideal for outdoor entertaining, family enjoyment, and relaxation. Further advantages include a substantial double garage and a large driveway providing ample off-road parking.

Combining spacious, versatile accommodation with a highly desirable location, this wonderful family home must be viewed to be fully appreciated.

Viewing is highly recommended to appreciate the setting, space, and lifestyle this delightful village home has to offer.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D





ACCOMMODATION

This attractive double-glazed home is warmed by oil-fired central heating and offers well-balanced accommodation perfectly suited to modern family living. The ground floor comprises an inviting entrance hallway, cloakroom, spacious lounge, separate dining room, modern fitted kitchen, breakfast room, and utility room. To the first floor, the generous landing provides access to four well-proportioned bedrooms, including an impressive principal bedroom featuring fitted wardrobes and an en-suite shower room. A stylish family shower room completes the accommodation.

OUTSIDE

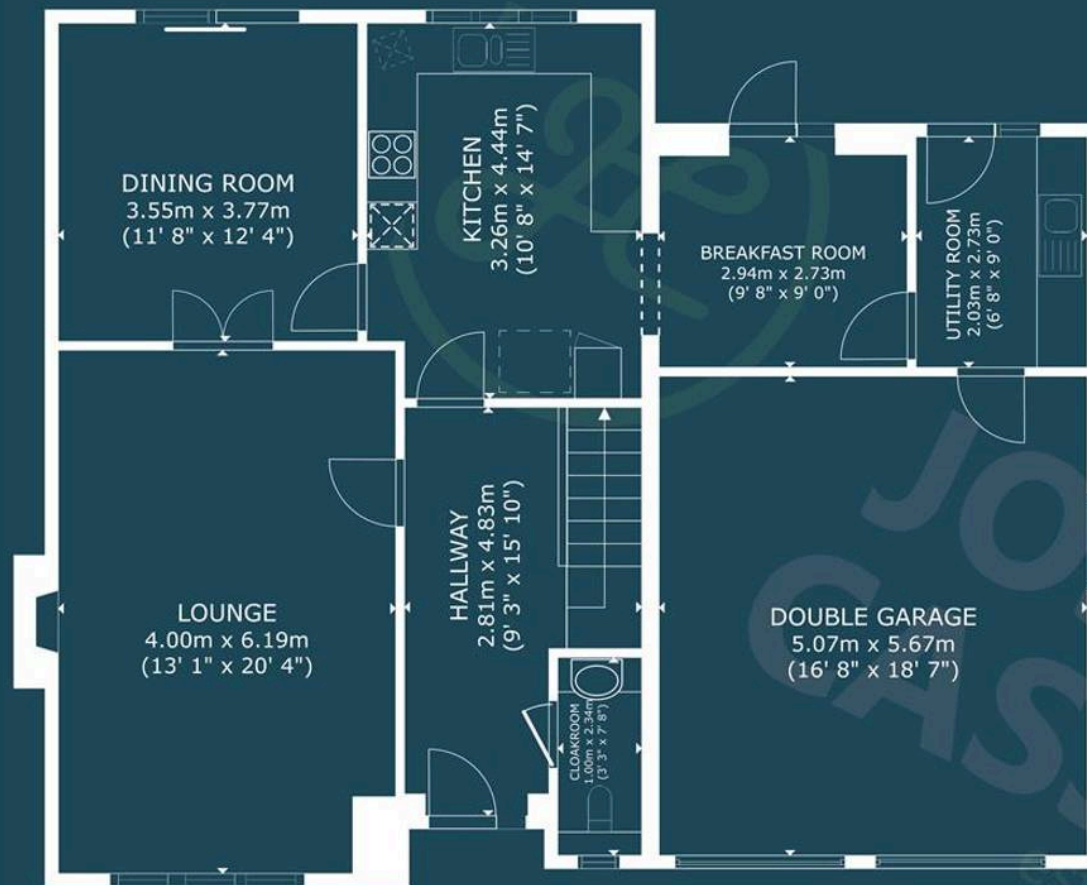
The property is approached via a generous shingle driveway, providing extensive off-road parking and leading to the attached double garage with electric up-and-over doors. A neatly maintained lawned garden enhances the property's attractive kerb appeal. To the rear, the beautifully established south-facing garden backs onto a peaceful brook, offering a superb outdoor space to unwind, entertain guests, and enjoy the surroundin

LOCATION

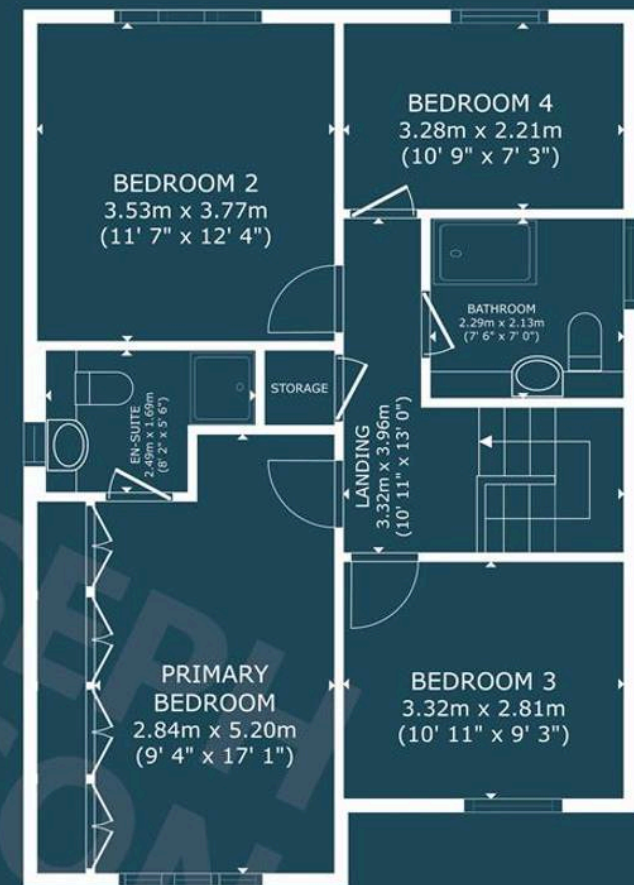
Combwich is a village in the parish of Otterhampton within the Sedgemoor district of Somerset, between Bridgwater and the Steart Peninsula. Local amenities include Otterhampton primary school, St. Peter's Church, village shop/post office, public house and boat club. Nearby, are beautiful countryside, 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.







FLOOR 1



FLOOR 2

GROSS INTERNAL AREA
 FLOOR 1 84.1 m² (905 sq.ft.) FLOOR 2 66.7 m² (718 sq.ft.)
 EXCLUDED AREAS : DOUBLE GARAGE 28.8 m² (310 sq.ft.)
 TOTAL : 150.7 m² (1,623 sq.ft.)
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.