

Estuary Park
Combwich
Bridgwater
TA5 2RF



JOSEPH CASSON

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£395,000

- Extended Detached Bungalow
- Three Bedrooms
- Shower Room & En-Suite WC
- Two Reception Rooms
- Kitchen/Diner
- Ample Parking On Own Driveway
- Garage
- Generously Sized Rear Garden
- Large Wooden Workshop/Outbuilding (See floorplan for measurements)



This beautiful extended three-bedroom detached bungalow sits on a spacious plot with ample parking in the driveway, a garage, and an expansive enclosed rear garden featuring a sizable L-shaped workshop.

Situated within the lovely village of Combwich, just 5 miles northwest of Bridgwater and conveniently close to HPC. Enjoy scenic estuary walks and charming countryside trails—ideal for nature lovers!

ACCOMMODATION

This impressive detached bungalow features double glazing and oil-fired central heating. Inside, you'll find an inviting entrance hallway, a living room, a sitting room with a vaulted ceiling and views of the garden, and a spacious kitchen/diner. There are three bedrooms—one with an en-suite WC—and a bathroom.

Outside offers ample parking on your own carriage driveway, plus a garage and a generous rear garden with seating areas and a large L-shaped shed/workshop.

LOCATION

Combe 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: D

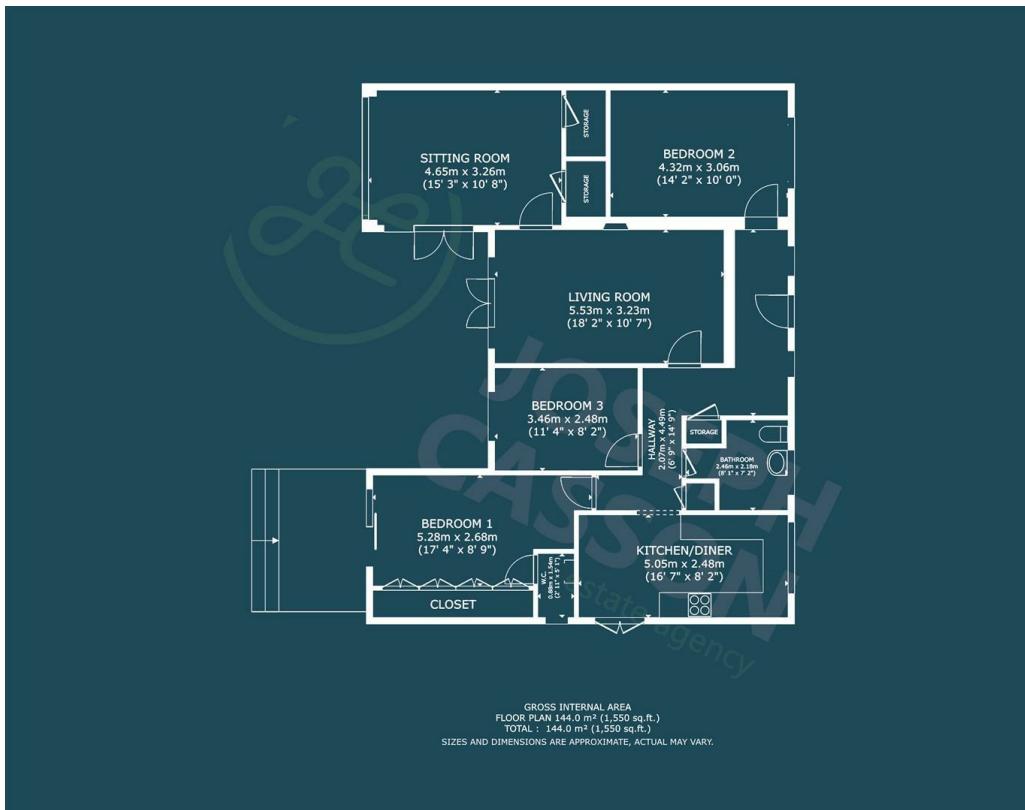
Council Tax Band: C

UTILITIES

Water supply: Mains

Sewerage: Mains





Electricity Supply: Mains
Mains Gas Supply: No
Central Heating: Yes - Oil

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

C

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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