



GIBBINS RICHARDS 
Making home moves happen

9 Ship Lane, Comwich, Nr. Bridgwater TA5 2QT
£189,950

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No onward chain | Recently refurbished | Village location | Two bedrooms

A beautifully presented two-bedroom village home, recently refurbished throughout and offered to the market with no onward chain. Set within the sought-after village of Combwich, the property offers a smart blend of character, comfort and modern finish. The accommodation is arranged over two floors and includes an open-plan living/dining space, fitted kitchen with access to the rear garden, two first floor bedrooms and a stylish shower room. Well suited to first-time buyers, downsizers or investors, the home enjoys a pleasant village setting with access towards Bridgwater, Cannington, Hinkley Point and the surrounding Somerset countryside.

Tenure: Freehold / Energy Rating: TBC / Council Tax Band: B

Combwich is a well-regarded Somerset village positioned between Bridgwater and the Steart Peninsula, close to the River Parrett. The location offers a village setting whilst still providing access back towards Bridgwater, Cannington and the wider surrounding area. The village also has historic links with the River Parrett and Combwich Wharf, with Steart Marshes and the surrounding countryside nearby.

Total floor area - 800 sq.ft. (74.3 sq.m.) approx

No onward chain

Recently refurbished throughout

Two-bedroom mid-terrace village home

Open-plan living/dining space

Popular village location

Well placed for Bridgwater, Cannington and Hinkley Point

Ideal first-time buy or investment



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Sitting Room

13' 10" x 11' 8" (4.22m x 3.56m) Front aspect window, stairs to the first floor, under stairs storage cupboard.

Dining Area

16' 11" x 8' 6" (5.16m x 2.58m) Rear aspect window, leading to the kitchen.

First Floor

Comprising of two bedrooms and shower room.

Bedroom 1

15' 0" x 11' 8" (4.58m x 3.56m) (Max) Dual front aspect windows.

Bedroom 2

12' 0" x 7' 5" (3.67m x 2.26m) Rear aspect window.

Shower Room

Toilet basin and separate shower. Rear aspect privacy glass window.

Outside

Quaint gravelled front garden leading to the front door accessed via steps. To the rear is a classic village-style garden, arrangements typical of a terrace setting.



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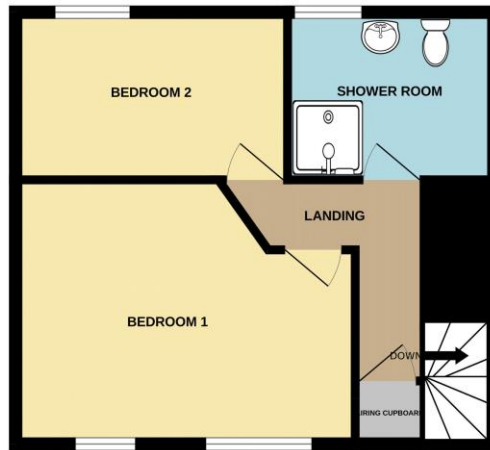


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GROUND FLOOR
415 sq.ft. (38.5 sq.m.) approx.



1ST FLOOR
385 sq.ft. (35.8 sq.m.) approx.



TOTAL FLOOR AREA: 800 sq.ft. (74.3 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.



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