



**34 Brookside Road
Combwich
Bridgwater
Somerset
TA5 2QW**

Offers in Excess of £699,000

bettermove

Brookside Road Bridgwater

Bettermove are proud to present this 4 bedroom semi-detached house in Combwich, available with no forward chain.

The property is currently tenanted and it will be sold with tenants in situ for immediate investment. Rental yields can be obtained through Bettermove.

The property benefits from double glazing, and oil central heating throughout, with off street parking available via the driveway.

The council tax band is C.

The interior of this substantial property comprises a spacious open-plan kitchen and dining area, alongside a separate lounge offering a comfortable reception space. The home offers four well-proportioned bedrooms, along with bathroom facilities. Additional flexible living space includes an area configured with its own bedroom and kitchen. The property also benefits from a gym area, workshop space and an impressive indoor heated swimming pool with adjoining hot tub. The exterior boasts extensive grounds, over approximately 0.78 acres, with a large entertaining patio and summerhouse, perfect for enjoying the summer months. The property further benefits from a range of substantial outbuildings, including a lodge and log cabin offering potential for guest accommodation or additional income opportunities, with planning there is future potential to add further accommodation facilities on site increasing potential yield significantly.

Located in the sought after village of Combwich, Bridgwater, the property is close to a range of amenities, including shops, supermarkets, restaurants and pubs, with the village being close to Hinkley Point where there is a major development for the next 10 years creating a high demand for contractor lets. Excellent transport connections can be found from Bridgwater Train Station, a variety of local bus routes, only 10 minutes away from the site via the dedicated bus routes, and quick access to the A39.

This exciting opportunity should not be missed. All enquiries can be made through Bettermove.



Brookside Road, Comwich, Bridgwater, TA5 2QW

Approximate Area = 2196 sq ft / 204 sq m
 Limited Use Area(s) = 62 sq ft / 5.7 sq m
 Outbuildings = 2083 sq ft / 193.5 sq m
 Total = 4341 sq ft / 403.2 sq m

For identification only - Not to scale



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		67
(39-54) E	47	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
		EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		62
(39-54) E	45	
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England, Scotland & Wales		
		EU Directive 2002/91/EC



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