



GIBBINS RICHARDS 
Making home moves happen

17 Sapphire Drive, Kings Down, Bridgwater TA6 4TA
£269,950

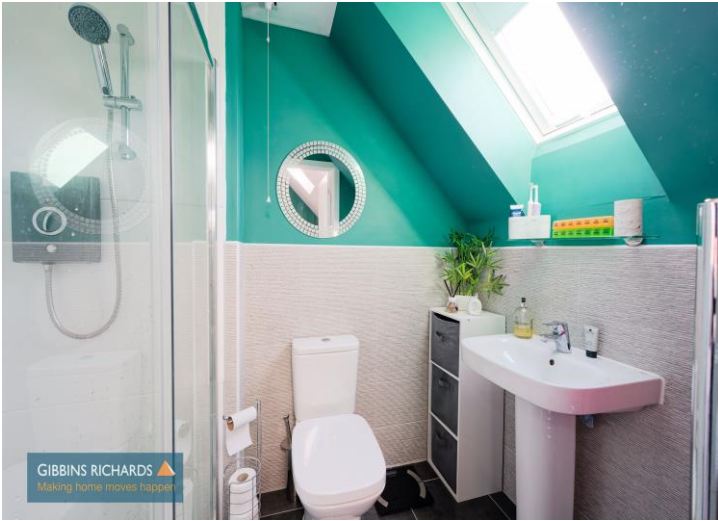
GIBBINS RICHARDS 
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A very well presented three storey, semi-detached town house located on the favoured 'Kings Down' development. The accommodation includes ground floor sitting room, well equipped kitchen/breakfast room, cloakroom, first floor landing providing two bedrooms and bathroom, large second floor master bedroom with a generous size en-suite shower room. Off road parking for two vehicles and enclosed south facing rear garden.

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

An internal viewing is strongly advised to fully appreciate this well very presented semi-detached town house. The property provides generous size accommodation including a superb second floor master bedroom with en-suite shower room. The property further benefits from two adjacent off road parking spaces to front as well as a fully enclosed low maintenance south facing garden to rear. The property is located on the popular 'Kings Down' development on the northern outskirts of Bridgwater. There are local facilities close to hand including primary school and Tesco Express. The property is perfectly placed for the commuter being within a short drive of Junction 23 of the M5 motorway, whilst Bridgwater town centre is approximately one mile distant.

THREE BEDROOM, THREE STOREY TOWN HOUSE
OFF ROAD PARKING
FULLY ENCLOSED REAR GARDEN
FULLY UPVC DOUBLE GLAZED
GAS CENTRAL HEATING
WELL PROPORTIONED ACCOMMDATION
POPULAR 'KINGS DOWN' DEVELOPMENT
IDEAL FAMILY HOME





Entrance Hall
Cloakroom
Cloaks Cupboard
Sitting Room

Kitchen/Breakfast Room

First Floor Landing
Bedroom 2

Bedroom 3

Bathroom

Second Floor Landing
Bedroom 1

En-Suite Shower Room

Outside

Meter/storage cupboard. Understairs recess. WC and wash hand basin.

Deep understore storage cupboard. 15' 8" x 10' 8" (4.77m x 3.25m) French doors to rear garden,

11' 5" x 9' 0" (3.48m x 2.74m) Attractively fitted with a built-in double oven, fridge/freezer unit, ceramic hob, integrated dishwasher unit. Concealed gas fired central heating boiler. Small breakfast bar unit.

Airing cupboard and storage cupboard. 15' 8" x 10' 0" (4.77m x 3.05m) with walk-in wardrobe.

9' 8" x 8' 5" (2.94m x 2.56m) (currently being utilized as a study)

7' 0" x 6' 2" (2.13m x 1.88m) Low level WC, wash hand basin and bath with overhead mixer shower and screen.

20' 6" x 15' 8" (6.24m x 4.77m) (max) Velux and windows.

Double shower enclosure, low level WC and wash hand basin.

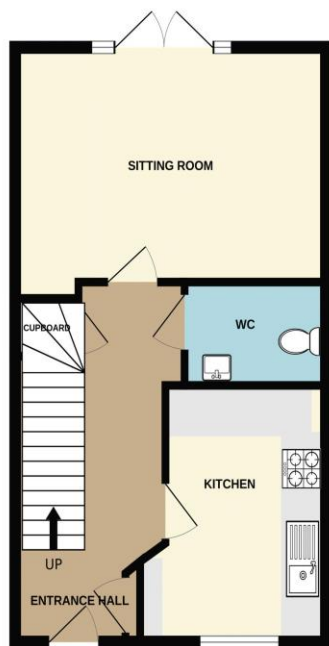
Forecourt parking to front for two vehicles. Side gate with side access leading to a fully enclosed predominantly south facing rear garden with patio, gravelled section and two raised planters.

AGENTS NOTE

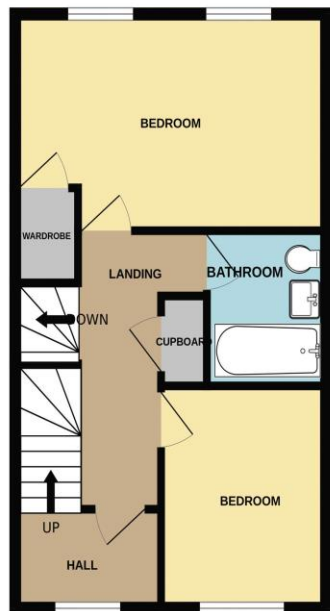
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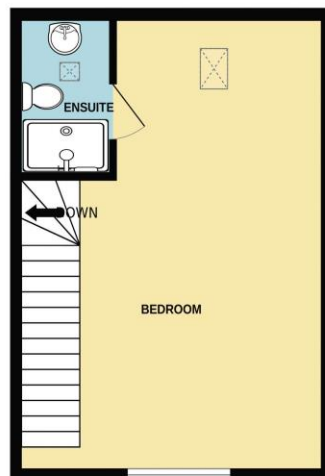
GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



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