



GIBBINS RICHARDS 

6 Sapphire Drive, Kings Down, Bridgwater TA6 4TA

£249,950

GIBBINS RICHARDS 
Making home moves happen

An immaculately presented three bedroom semi-detached house on the ever popular 'Kings Down' development. The property benefits from UPVC double glazing throughout, gas central heating and the remainder of the NHBC warranty. The accommodation comprises in brief; entrance hallway, sitting room, cloakroom, kitchen/diner, three first floor bedrooms (master with en-suite shower room) and family bathroom. Fully enclosed landscaped rear garden and side driveway.

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

The property is positioned amongst others of similar size, age and design and is within a level walk of the new primary school on the 'Kings Down' development. Bridgwater town itself offers an excellent range of shopping, leisure and financial amenities as well as easy access to the M5 motorway at Junctions 23 and 24 together with a mainline intercity railway station.

IMMACULATELY PRESENTED
THREE DOUBLE BEDROOM SEMI-DETACHED HOUSE
OFF ROAD PARKING
FULLY LANDSCAPED REAR GARDEN
GAS CENTRAL HEATING
UPVC DOUBLE GLAZING
WALKING DISTANCE TO LOCAL SHOPS & AMENITIES
EASY ACCESS TO THE M5 MOTORWAY
REMAINDER OF NHBC WARRANTY





Entrance Hallway
Sitting Room

Stairs to first floor.
13' 5" x 11' 10" (4.1m x 3.6m) Front aspect window.

Cloakroom
Kitchen/Diner

5' 11" x 3' 3" (1.8m x 1.m) WC and wash basin.
15' 5" x 10' 2" (4.7m x 3.1m) Rear aspect window and French doors to garden. Built-in washer/dryer, dishwasher, fridge/freezer, electric oven and gas hob. Understairs storage cupboard.

First Floor Landing

Doors to three bedrooms and family bathroom.
Hatch to loft.

Bedroom 1

11' 2" x 9' 6" (3.4m x 2.9m) Front aspect window. Space for wardrobe.

En-Suite Shower Room

5' 7" x 5' 7" (1.7m x 1.7m) Front aspect obscure window. Equipped in a white three piece suite comprising low level WC, wash basin and walk-in shower.

Bedroom 2

10' 10" x 8' 6" (3.3m x 2.6m) Rear aspect window.

Bedroom 3

10' 10" x 6' 7" (3.3m x 2.m) Rear aspect window.

Family Bathroom

6' 7" x 5' 3" (2.m x 1.6m) Three piece white suite comprising low level WC, wash basin, bath with overhead shower.

Outside

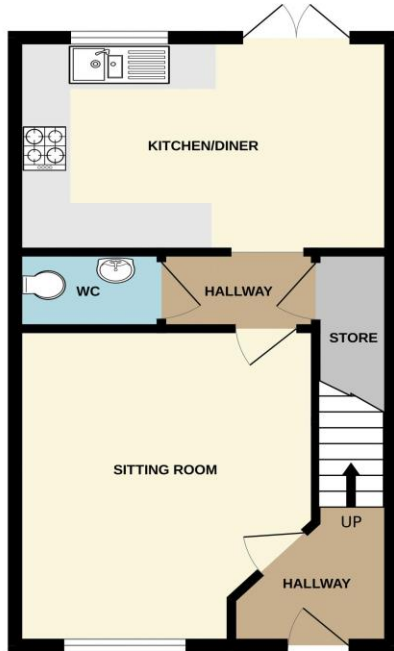
The side of the property there is off road parking for multiple vehicles and a fully enclosed landscaped rear garden laid to patio, decking and artificial lawn. Side access gate.

AGENTS NOTE

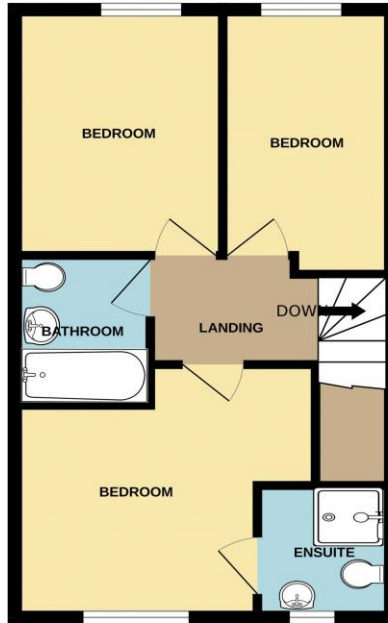
This property is subject to an annual fee of approximately £215.00 payable to Trustmgt Limited towards ongoing maintenance and upkeep of the estate. Full details of this can be sought via your Legal Representative.



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



1ST FLOOR
414 sq.ft. (38.5 sq.m.) approx.



TOTAL FLOOR AREA : 828 sq.ft. (76.9 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.



We routinely refer potential sellers and purchasers to a selection of recommended conveyancing firms – both local and national. It is their decision whether to use those services. In making that decision, it should be known that we receive a payment benefit of not more than £200 per transaction.
We routinely refer potential sellers and purchasers to Mortgage Advice Bureau (MAB) for mortgage and protection advice. It's their decision whether to use those services. In making that decision, it should be known that we receive a payment benefit of not more than £250 per case.
Once an offer is accepted by our client, an Administration Fee of £30 + VAT (£36) per buyer will be required in order for us to process the necessary checks relating to our compliance and Anti-Money Laundering obligations. This is a non-refundable payment and cannot be returned should a purchase cease to continue. It can be paid via a card machine, or via BACS transfer.

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