



GIBBINS RICHARDS 

104 Kings Drive, Kings Down, Bridgwater TA6 4FP

£325,000

GIBBINS RICHARDS 
Making home moves happen

A well presented and modern four bedroom detached house located on the popular 'Kings Down' development to the north/east of Bridgwater. The property benefits from a fully enclosed rear garden, single garage and off road parking for two vehicles. The property is warmed by gas central heating, fully UPVC double glazed and benefits from the remainder of its NHBC warranty. Easy access to the M5 motorway and walking distance to local shops and amenities. The accommodation comprises in brief; entrance hall, study, sitting room, kitchen/dining room, separate utility and ground floor cloakroom. To the first floor are four bedrooms (master with en-suite shower room) and family bathroom.

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

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.

NO ONWARD CHAIN
DETACHED HOUSE
EASY ACCESS TO THE M5 MOTORWAY
WALKING DISTANCE TO LOCAL SHOPS & AMENITIES
UPVC DOUBLE GLAZING
GAS CENTRAL HEATING
CLOAKROOM / FAMILY BATHROOM / EN-SUITE SHOWER ROOM
SINGLE GARAGE / MULTIPLE OFF ROAD PARKING
FULLY ENCLOSED REAR GARDEN
FOUR BEDROOMS





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Entrance Hall	Stairs to first floor. Doors to study, sitting room and kitchen/dining room.
Study	10' 6" x 9' 6" (3.2m x 2.9m) Front and side aspect windows. Understairs storage cupboard.
Sitting Room	13' 1" x 10' 6" (4.0m x 3.2m) Front aspect window.
Kitchen/Dining Room	20' 0" x 9' 6" (6.1m x 2.9m) Rear aspect window and French doors to garden. Fitted with a modern range of floor and wall cupboard units. Integrated oven and hob with extractor fan over.
Utility Room	6' 3" x 5' 3" (1.9m x 1.6m) Space and plumbing for washing machine. Doors to garden and WC.
WC	5' 3" x 3' 3" (1.6m x 1.1m) Two piece white suite comprising low level WC and wash hand basin.
First Floor Landing	Door to four bedrooms and family bathroom. Door to storage cupboard.
Bedroom 1	11' 6" x 10' 10" (3.5m x 3.3m) Rear aspect window. Door to;
En-Suite Shower Room	6' 3" x 5' 11" (1.9m x 1.8m) Rear aspect obscure window. Fitted in a three piece suite comprising low level WC, wash hand basin and walk-in shower.
Bedroom 2	11' 2" x 10' 10" (3.4m x 3.3m) Front aspect window.
Bedroom 3	9' 6" x 8' 10" (2.9m x 2.7m) Front and rear aspect windows.
Bedroom 4	7' 10" x 7' 10" (2.4m x 2.4m) Front aspect window.
Family Bathroom	8' 2" x 6' 3" (2.5m x 1.9m) Side aspect obscure window. Equipped in a three piece suite comprising low level WC, wash hand basin and bath with shower over.
Outside	To the rear is a well proportioned garden which is laid to lawn with gravel areas and patio area adjoining the property.

AGENTS NOTE

This property is subject to an annual fee of approximately £220.00 payable to Trust Green towards ongoing maintenance and upkeep of the estate. Full details of this can be sought via your Legal Representative.



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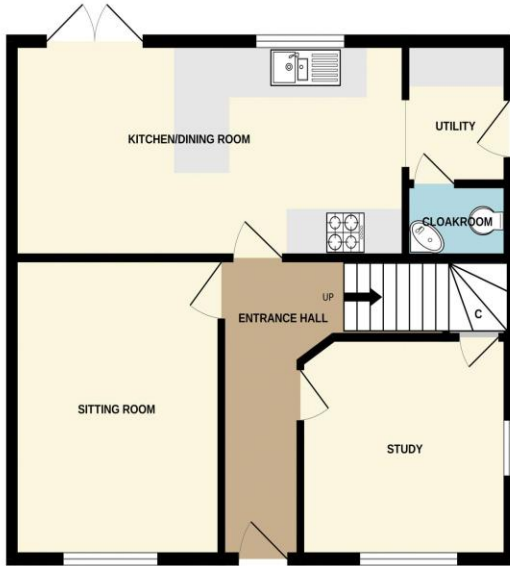


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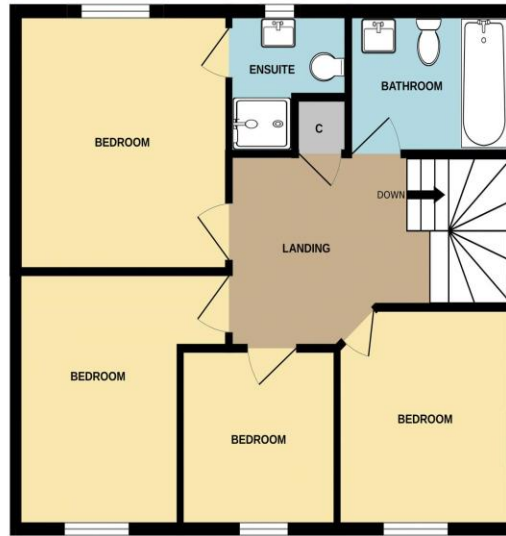


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GROUND FLOOR
586 sq.ft. (54.4 sq.m.) approx.



1ST FLOOR
586 sq.ft. (54.4 sq.m.) approx.



TOTAL FLOOR AREA : 1172 sq.ft. (108.9 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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