



GIBBINS RICHARDS 
Making home moves happen

38 Kings Walk, Bridgwater TA6 4FR
Offers in Excess of £200,000

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An immaculately presented two bedroom end-of-terrace house located in the popular development of Kings Down, benefiting from gas central heating, UPVC double glazing throughout, off-road parking, and landscaped rear garden. The property is being sold with NO ONWARD CHAIN. The accommodation comprises; entrance hallway, kitchen, cloakroom, sitting/dining room on the ground floor, with two double bedrooms (master with en-suite shower room) and family bathroom on the first floor. Externally, there are front and rear gardens with rear access.

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

The property is situated on the popular 'Kings Down' development which is within convenient reach of the M5 motorway at Junction 23. Within the development there is a popular primary school and Tesco Express. Bridgwater town centre is approximately two miles distant and boasts a wide range of shopping, leisure and cultural facilities.

POPULAR DEVELOPMENT
MODERN TWO BEDROOM END TERRACE HOUSE
FULLY ENCLOSED REAR GARDEN
FULLY UPVC DOUBLE GLAZED
GAS CENTRAL HEATING
OFF ROAD PARKING
IDEAL FIRST TIME / INVESTMENT PURCHASE
EASY ACCESS TO M5 MOTORWAY





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Entrance Hallway

Doors to kitchen, cloakroom and storage cupboard.

Kitchen

9' 10" x 5' 11" (3.m x 1.8m) Front aspect window. Space and plumbing for washing machine. Matching floor and wall cupboard units. Integrated electric oven and gas hob.

Cloakroom

4' 11" x 2' 11" (1.5m x 0.9m) Front aspect obscure window. Low level WC and wash hand basin.

Sitting/Dining Room

17' 1" x 12' 6" (5.2m x 3.8m) Rear aspect French doors to garden. Stairs to first floor.

First Floor Landing

Doors to two bedrooms and bathroom. Hatch to loft.

Bedroom 1

10' 6" x 8' 10" (3.2m x 2.7m) Dual rear aspect windows. Storage cupboard.

En-Suite

5' 11" x 5' 3" (1.8m x 1.6m) Side aspect obscure window. Low level WC, wash hand basin and stand-in shower.

Bedroom 2

12' 6" x 8' 2" (3.8m x 2.5m) Dual front aspect windows.

Bathroom

6' 11" x 5' 11" (2.1m x 1.8m) Side aspect obscure window. Matching three piece suite comprising low level WC, wash hand basin and bath.

Outside

To the rear is a fully landscaped garden which is laid to patio, gravel and artificial turf. Storage shed.

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.



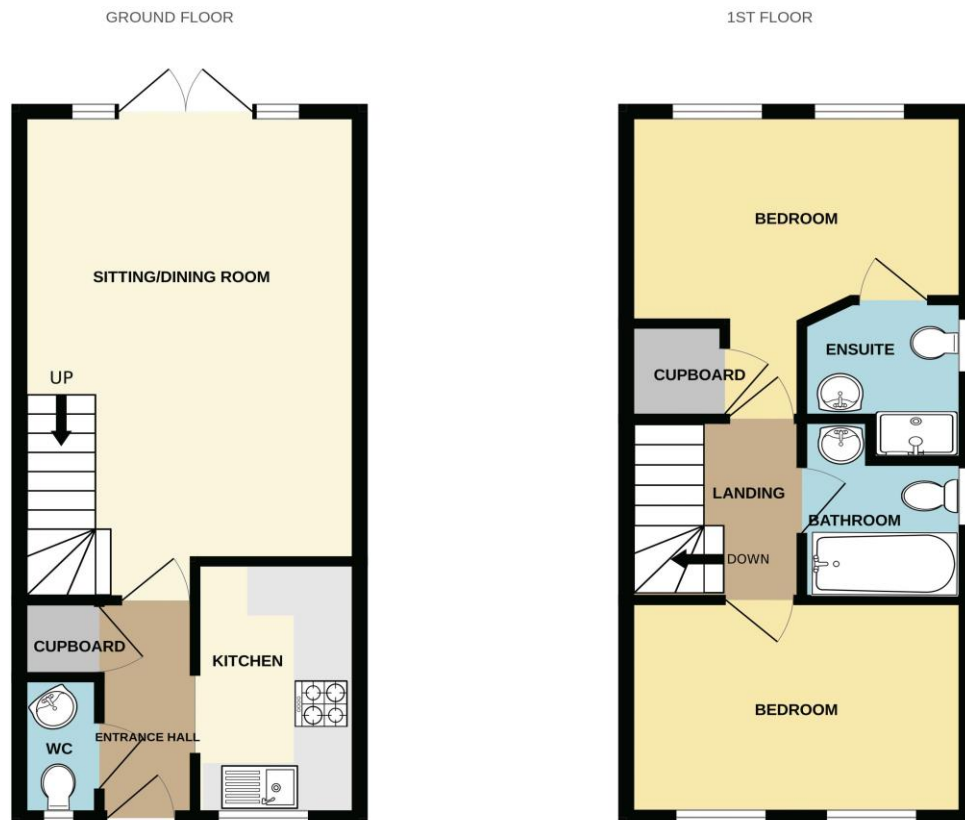
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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan 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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