



GIBBINS RICHARDS 
Making home moves happen

62 Kings Walk, Kings Down, Bridgwater TA6 4FR

£239,950

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A modern well presented three bedroom end terrace house situated within the ever popular 'Kings Down' development. The property is warmed by gas central heating, fully UPVC double glazed, off road parking and well proportioned rear garden. The accommodation comprises in brief; entrance hall, cloakroom, sitting room, kitchen/diner, three first floor bedrooms and family bathroom.

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.

- NO ONWARD CHAIN
- GAS CENTRAL HEATING
- UPVC DOUBLE GLAZING
- WALKING DISTANCE TO LOCAL SHOPS & AMENITIES
- EASY ACCESS TO THE M5 AT JUNCTION 23
- END TERRACE HOUSE
- FULLY ENCLOSED REAR GARDEN
- IDEAL FAMILY HOME
- WELL PRESENTED THROUGHOUT





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Entrance Hall
Cloakroom

Leading to sitting room and cloakroom.
5' 7" x 2' 7" (1.7m x 0.8m) Front aspect
obscure window. Low level WC and wash
hand basin.

Sitting Room

15' 9" x 14' 9" (4.8m x 4.5m) Front aspect
window. Stairs to first floor. Leading into;

Kitchen/Diner

14' 9" x 8' 2" (4.5m x 2.5m) Rear aspect
window and French doors to garden.
Integrated oven and hob. Space and
plumbing for washing machine. Under stairs
storage cupboard.

First Floor Landing

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

Bedroom 1

13' 1" x 8' 6" (4.m x 2.6m) Front aspect
window.

Bedroom 2

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

Bedroom 3

12' 2" x 6' 11" (3.7m x 2.1m) Front aspect
window. Storage cupboard.

Family Bathroom

5' 11" x 5' 7" (1.8m x 1.7m) Rear aspect
obscure window. Low level WC, wash hand
basin and bath with overhead electric shower.
To the rear is a fully enclosed garden laid to
lawn and patio. Rear access gate to off road
parking area for one vehicle.

AGENTS NOTE

This property is subject to an annual fee of approximately £200.00 payable to Trustmgt RFS Ltd towards ongoing maintenance and upkeep of the estate. Full details of this can be sought via your Legal Representative.



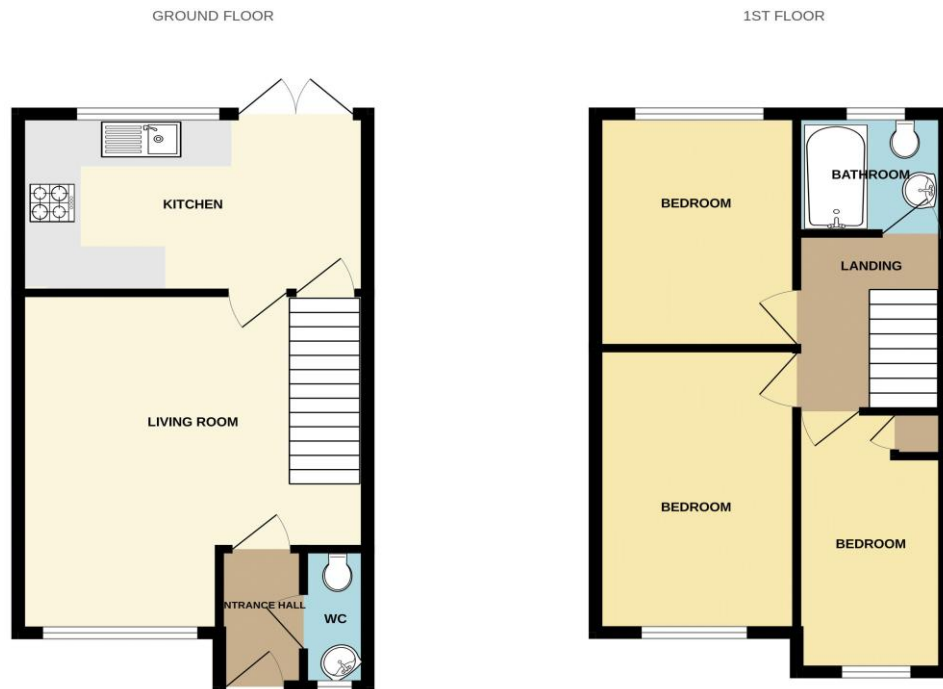
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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan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



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.



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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