



GIBBINS RICHARDS 
Making home moves happen

4 Augusta Drive, Bridgwater TA6 4XQ
£259,950

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An immaculately presented three bedroom town house located on the popular 'Kings Down' development. The property is warmed by gas central heating and fully UPVC double glazed. The accommodation comprises in brief; entrance hall, dining room, cloakroom, kitchen/breakfast room, first floor sitting room and master bedroom with en-suite shower room. Two further double bedrooms and bathroom can be found on the second floor. To the side of the property there is off road parking for two vehicles and a fully enclosed rear garden.

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

This modern low maintenance home is located on a level plot within the popular 'Kings Down' development just to the north/east side of Bridgwater and within easy walking distance to local shops. The property also offers easy access to the M5 motorway at Junctions 23 and 24 together with a mainline intercity railway station.

IMMACULATLY PRESENTED
THREE DOUBLE BEDROOMS (MASTER WITH EN-SUITE SHOWER ROOM)
GROUND FLOOR CLOAKROOM
FAMILY BATHROOM
GAS CENRAL HEATING
UPVC DOUBLE GLAZED
WALKING DISTANCE TO LOCAL SHOPS & AMENITIES
EASY ACCESS TO THE M5 MOTORWAY
FULLY ENCLOSED REAR GARDEN



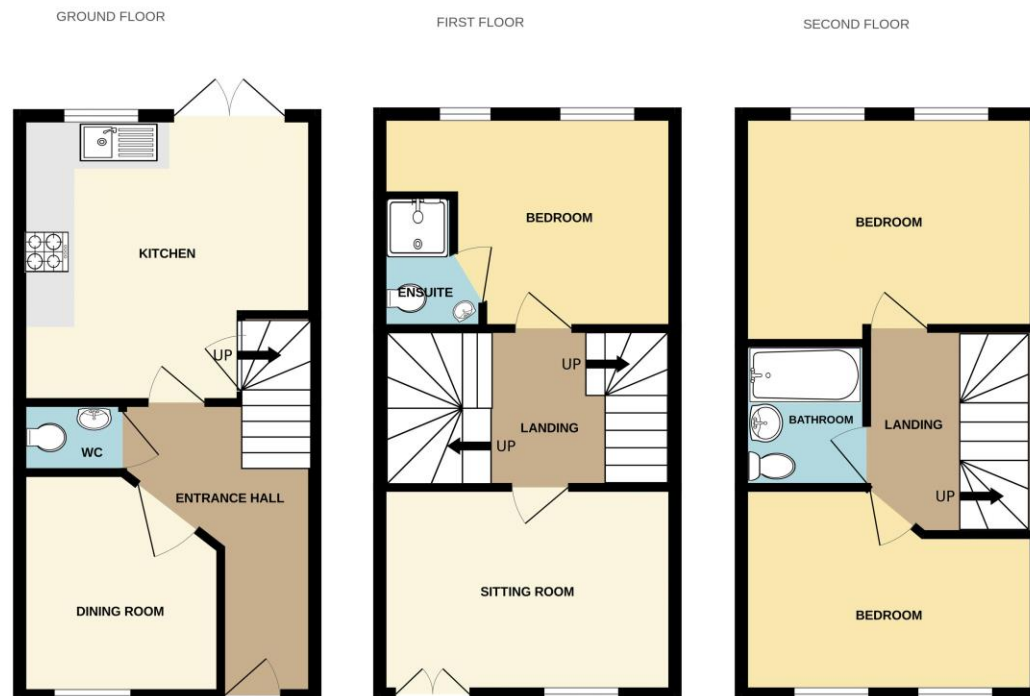


Entrance Hall	Stairs to first floor. Doors to cloakroom, dining room and kitchen.
Cloakroom	4' 9" x 3' 1" (1.45m x 0.94m) Low level WC and wash hand basin.
Dining Room	9' 8" x 8' 9" (2.94m x 2.66m) Front aspect window.
Kitchen	13' 1" x 12' 8" (3.98m x 3.86m) Rear aspect window and French doors to garden. Fitted with a range of matching floor and eye level units. Space and plumbing for washing machine. Integrated electric oven, gas hob and dishwasher. Understairs storage cupboard.
First Floor Landing	Doors to Sitting room and bedroom. Stairs continuing to second floor.
Sitting Room	13' 0" x 9' 2" (3.96m x 2.79m) Front aspect window and 'Juliet' style balcony with French doors.
Bedroom 1	13' 1" x 9' 5" (3.98m x 2.87m) Dual front aspect windows. Door to;
En-Suite Shower Room	6' 6" x 4' 5" (1.98m x 1.35m) Equipped in a matching three piece suite comprising low level WC, wash hand basin and enclosed shower.
Second Floor Landing	Doors to two bedrooms and family bathroom.
Bedroom 2	13' 2" x 10' 3" (4.01m x 3.12m) Dual front aspect windows.
Bedroom 3	13' 2" x 7' 1" (4.01m x 2.16m) Dual rear aspect windows.
Bathroom	6' 2" x 5' 7" (1.88m x 1.70m) Equipped in a white suite comprising low level WC, wash hand basin and bath with overhead electric shower.
Outside	To the front of the property there is off road parking for multiple vehicles and wrought iron gates leads into the fully enclosed garden which is laid to patio and lawn.

AGENTS NOTE

This property is subject to an annual fee of approximately £326.37 payable to Trustmgt RFS Ltd towards ongoing maintenance and upkeep of the estate. Full details of this can be sought via your Legal Representative.





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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