



GIBBINS RICHARDS 
Making home moves happen

53 Royal Drive, Bridgwater TA6 4FS
£235,000

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**** AVAILABLE WITH NO ONWARD CHAIN ****

A well presented three bedroom end of terrace house located in the popular 'Kings Down' development on the north/eastern outskirts of Bridgwater. The accommodation includes; entrance hall, cloakroom, sitting room, well equipped kitchen/dining room, three first floor bedrooms and bathroom. Larger than average rear garden and side driveway allowing off road parking for two vehicles.

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

The property is located on the popular 'Kings Down' development which boasts a nearby Tesco Express as well as a popular primary school. Bridgwater town centre is easily accessible, whilst the M5 motorway at Junction 23 is a short drive away.

NO ONWARD CHAIN
WELL PRESENTED ACCOMMODATION
SITTING ROOM
KITCHEN/DINING ROOM
THREE BEDROOMS
SIDE DRIVEWAY
LARGER THAN AVERAGE REAR GARDEN
GAS CENTRAL HEATING
FULLY DOUBLE GLAZED





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Entrance Hall

Cloakroom

Sitting Room

Kitchen/Dining Room

First Floor Landing

Bedroom 1

Bedroom 2

Bedroom 3

Bathroom

Outside

Low level WC and wash hand basin.
15' 10" x 15' 2" (4.82m x 4.62m) reducing to 12' 5" (3.78m) wide in part. Stairs to first floor.

15' 0" x 8' 5" (4.57m x 2.56m) incorporating a gas hob and electric oven. Concealed combination gas fired boiler. Deep understairs storage and access to rear garden.

Access to loft space.

13' 5" x 8' 6" (4.09m x 2.59m)

10' 10" x 8' 6" (3.30m x 2.59m)

9' 2" x 6' 8" (2.79m x 2.03m) with addition of a door recess.

6' 2" x 5' 6" (1.88m x 1.68m) Modern white suite with low level WC, wash hand basin and bath with overhead shower.

Open plan garden to the front with side driveway for two vehicles and access to a fully enclosed and larger than average rear garden with wide lawn, small patio section, timber storage shed.

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.



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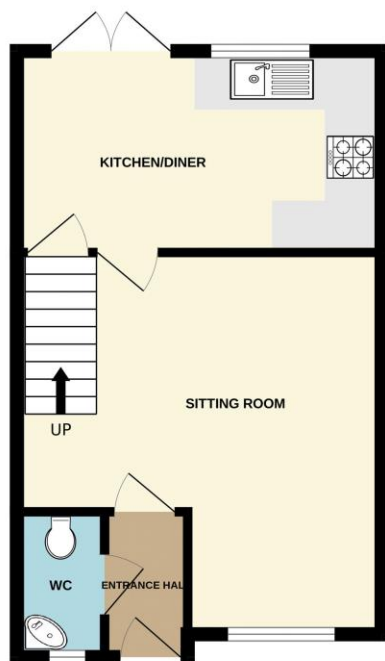


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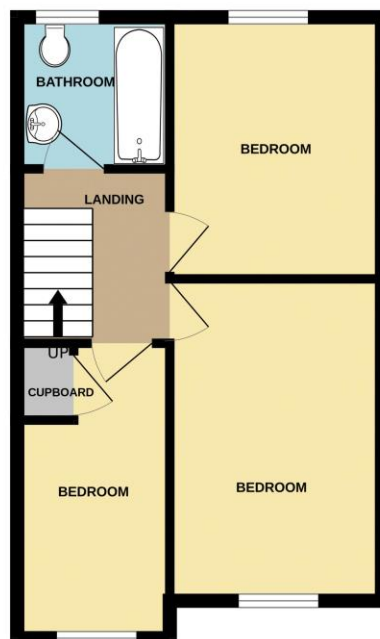


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GROUND FLOOR



FIRST FLOOR



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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