



GIBBINS RICHARDS   
Making home moves happen

18 Beaumont Road, Kings Down, Bridgwater TA6 4YR  
£199,950

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A smart two bedroom terraced house located on the popular 'Kings Down' development. The property benefits from UPVC double glazing throughout, gas central heating and two first floor double bedrooms. The accommodation comprises in brief; entrance hall with stairs to first floor, open plan sitting/kitchen/dining room with French doors to rear garden, ground floor WC, two first floor double bedrooms and bathroom.

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

The property is situated on a level plot within the 'Kings Down' development and within easy access to local shops and amenities. 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.

POPULAR 'KINGS DOWN' DEVELOPMENT  
TWO FIRST FLOOR BEDROOMS  
FULLY DOUBLE GLAZED  
GAS CENTRAL HEATING  
FULLY ENCLOSED REAR GARDEN  
OFF ROAD PARKING  
IDEAL FIRST TIME / INVESTMENT PURCHASE







Entrance Hall  
Open Plan Kitchen / Dining / Sitting Room

Stairs to first floor, door to;  
Kitchen Area : 9' 2" x 8' 10" (2.8m x 2.7m)  
Front aspect window. Fitted in a modern range of floor and wall cupboards with integrated appliances including electric oven and gas hob. Space and plumbing for washing machine.  
Sitting/Dining Area : Rear aspect French doors to garden. Understairs cloakroom. 5' 3" x 2' 11" (1.6m x 0.9m) Low level WC and wash hand basin.

Cloakroom

First Floor Landing

Bedroom 1  
11' 6" x 7' 10" (3.5m x 2.4m) Dual front aspect windows.

Bedroom 2  
11' 6" x 7' 10" (3.5m x 2.4m) Rear aspect window.

Bathroom  
6' 5" x 5' 6" (1.95m x 1.68m) Fitted in a modern white suite comprising low level WC, wash hand basin and bath with over head shower.

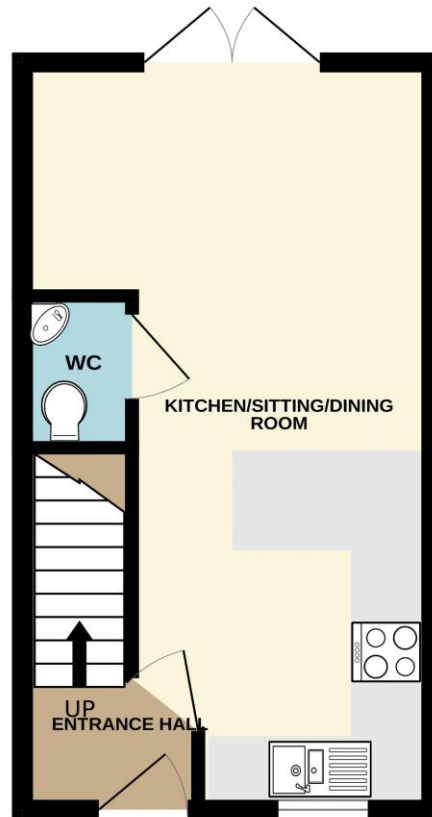
Outside  
To the front there is off road parking for two vehicles and a private and fully enclosed rear garden.

#### AGENTS NOTE

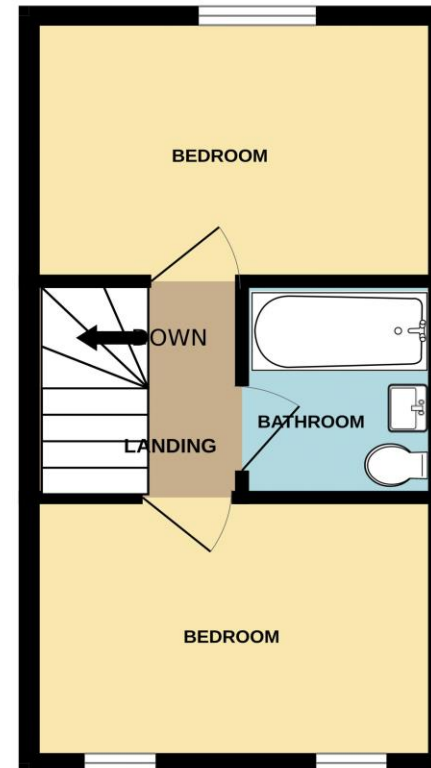
This property is subject to an annual fee of approximately £215.00 payable to Trustmgt Limited towards ongoing maintenance and upkeep of the estate. Full details of this can be sought via your Legal Representative.



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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