



GIBBINS RICHARDS 
Making home moves happen

10 Amber Close, Bridgwater TA6 4WS
£330,000

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A well-appointed detached family home located on the popular Kingsdown development. Accommodation comprises: hall, sitting room, spacious kitchen/dining room, utility room, downstairs cloakroom, and four bedrooms on the first floor, including an en-suite shower room and a family bathroom. Additional features include a driveway, integral garage, and a landscaped rear garden. The property was constructed in 2019 by Persimmon Homes and offers spacious accommodation, including four generously sized first-floor bedrooms, as well as an attractive, landscaped rear garden.

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

The property is located on the popular Kingsdown development, which provides a range of local amenities, including a Tesco Express, a well-regarded primary school, and a nearby bus pick-up point for Hinkley Point. The town centre is within a mile and offers a variety of facilities. Junction 23 of the M5 motorway is also within easy reach.

WELL PRESENTED DETACHED HOME
SPACIOUS ACCOMODATION
4 GOOD SIZED BEDROOMS
ENSUITE SHOWER ROOM
LANDSCAPED REAR GARDEN
GAS CENTRAL HEATING
REMAINDER OF THE 10 YEAR NHBC WARRANTY





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Entrance hall

Sitting Room

15' 10" x 11' 0" (4.82m x 3.35m)

Kitchen/Diner

18' 5" x 10' 5" (5.61m x 3.17m)

Incorporating a built in oven, gas hob, fridge/freezer and deep downstairs storage cupboard.

Utility room

with door leading outside and door to cloakroom.

First Floor Landing

with access to the loft space via a pull down ladder.

Bedroom 1

14' 5" x 13' 8" (4.39m x 4.16m) (maximum). Ensuite shower room.

Bedroom 2

12' 5" x 9' 5" (3.78m x 2.87m)

Bedroom 3

9' 8" x 9' 5" (2.94m x 2.87m)

Bedroom 4

9' 8" x 7' 2" (2.94m x 2.18m)

Bathroom

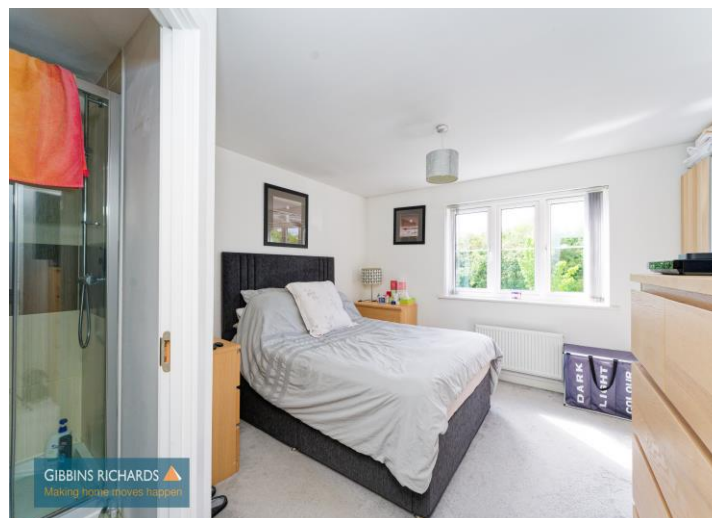
7' 0" x 6' 3" (2.14m x 1.9m) Three piece suite with electric shower.

Outside

Driveway leads to an integral garage. The rear garden is attractively landscaped with paved patio sections, ornamental gravel beds, circular lawn and sun patio.



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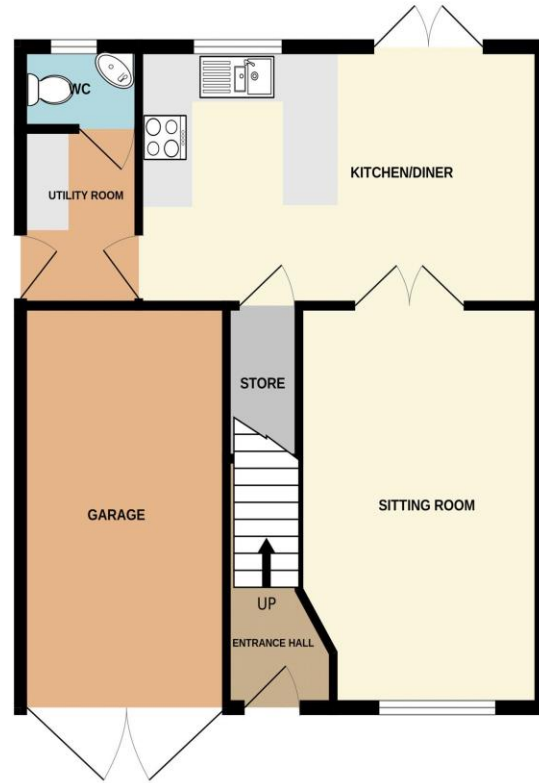


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GROUND FLOOR



1ST 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.
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