



GIBBINS RICHARDS 
Making home moves happen

4 Garnet Road, Kings Down, Bridgwater TA6 4YX
£349,000

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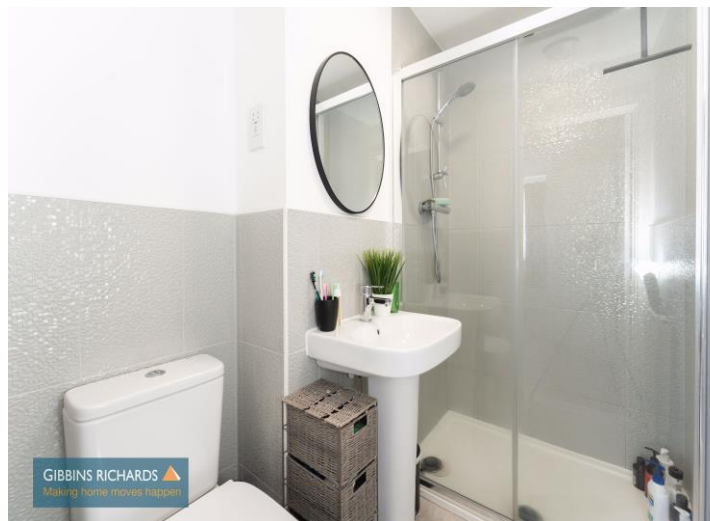
**** AVAILABLE WITH NO ONWARD CHAIN ****

A nearly new and well appointed four bedroom detached family home boasting entrance hall, cloakroom, generous size sitting room, well equipped kitchen/dining room, utility room, four first floor bedrooms including a large en-suite shower room and family bathroom. Long side driveway, garage/workshop and a fully enclosed and low maintenance rear garden. Constructed only in 2022 by Taylor Wimpey Homes, this four bedroom detached family home provides light and spacious accommodation including a well equipped kitchen with various built-in appliances and a landscaped rear garden.

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

The property is located in the popular 'Kings Down' development which is located just over a mile from the town centre. There is a nearby Tesco Express as well as a primary school, whilst the M5 motorway at Junction 23 is easily accessible.

DETACHED FAMILY HOME
CONSTRUCTED IN 2022 BY TAYLOR WIMPEY
WELL EQUIPPED KITCHEN WITH INTEGRATED APPLIANCES
GENEROUS SIZE EN-SUITE SHOWER ROOM
LONG SIDE DRIVEWAY & GARAGE/WORKSHOP
LANDSCAPED REAR GARDEN
GAS CENTRAL HEATING
NO ONWARD CHAIN





Entrance Hall

Cloakroom

Sitting Room

Kitchen/Dining Room

Utility Room

First Floor Landing

Bedroom 1

En-Suite Shower Room

Bedroom 2

Bedroom 3

Bedroom 4

Bathroom

Outside

Stairs to first floor with storage cupboard under.

Low level WC and wash hand basin.

14' 8" x 11' 10" (4.47m x 3.60m)

18' 8" x 11' 0" (5.69m x 3.35m) including built-in appliances with double oven, dishwasher, five burner gas hob and fridge/freezer unit.

5' 8" x 4' 0" (1.73m x 1.22m)

Access to loft space.

11' 10" x 10' 8" (3.60m x 3.25m)

Double shower enclosure, low level WC and wash hand basin.

11' 6" x 9' 5" (3.50m x 2.87m)

9' 2" x 8' 2" (2.79m x 2.49m) with addition of a wardrobe recess.

7' 8" x 7' 5" (2.34m x 2.26m)

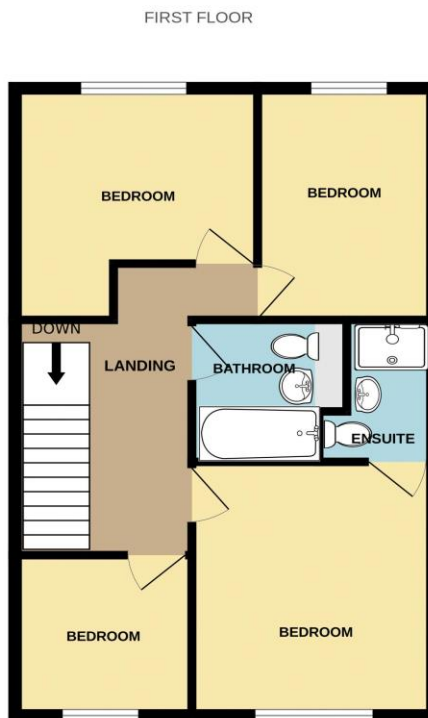
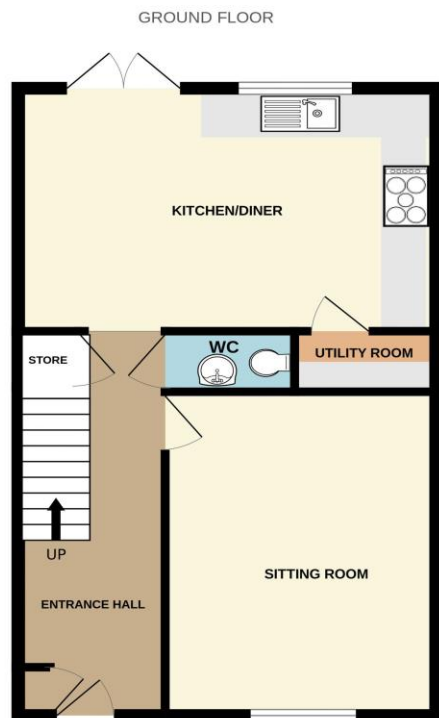
6' 8" x 5' 8" (2.03m x 1.73m) Low level WC, wash hand basin and bath with shower over.

A long side driveway leading to GARAGE/WORKSHOP. Side access leads through to the rear garden as well as an access door to garage itself. The rear garden is of a low maintenance theme with pergola, decking area and gravel sections.

AGENTS NOTE

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





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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