



GIBBINS RICHARDS 
Making home moves happen

65 Regal Walk, Kings Down, Bridgwater TA6 4FL
£335,000

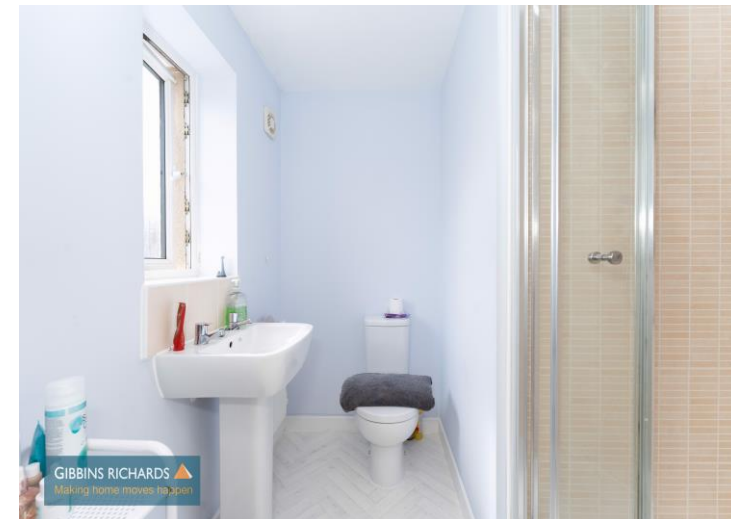
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A well appointed and spacious four bedroom detached family home boasting a much larger than average rear garden. The accommodation in brief comprises; entrance hall, sitting room, study, spacious kitchen/dining room, utility room, downstairs cloakroom, four first floor bedrooms (master with en-suite shower room) and family bathroom.

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

This spacious detached family home boasts a generous size rear garden which further benefits from permission from the developer for a garage extension. Full consent will need obtaining from the Planning Department of Somerset Council. The property is located on the popular 'Kings Down' development with a short walk of a local Tesco Express as well as a popular primary school. For the commuter the property is ideally placed being within a short drive of the M5 motorway at Junciton 23, whilst Bridgwater town centre is just over one mile distance.

SPACIOUS DETACHED FAMILY HOME
TWO RECEPTIONS
SPACIOUS KITCHEN/DINING ROOM
SEPARATE UTILITY ROOM
LARGE REAR GARDEN
GARAGE / OFF ROAD PARKING
DOUBLE GLAZING
GAS CENTRAL HEATING
POPULAR DEVELOPMENT





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Entrance Hall
Sitting Room
Study
Kitchen/Dining Room

Stairs to first floor.
13' 5" x 10' 10" (4.09m x 3.30m)
10' 10" x 9' 8" (3.30m x 2.94m)
20' 2" x 9' 8" (6.14m x 2.94m) incorporates a built-in oven and gas hob, space and plumbing for dishwasher. Access to garden.

Utility Room
Cloakroom
First Floor Landing
Bedroom 1
En-Suite Shower Room

6' 2" x 5' 5" (1.88m x 1.65m)
WC and wash hand basin.
11' 5" x 10' 10" (3.48m x 3.30m)
Low level WC, wash hand basin and shower enclosure.

Bedroom 2
Bedroom 3
Bedroom 4

11' 8" x 8' 5" (3.55m x 2.56m)
9' 10" x 9' 5" (2.99m x 2.87m)
8' 3" x 7' 6" (2.51m x 2.28m) with storage cupboard

Family Bathroom

8' 2" x 6' 5" (2.49m x 1.95m) Low level WC, wash hand basin and bath with overhead shower.

Outside

The property benefits from a much larger than average rear garden - the plot measures approximately - 45' 0" x 40' 0" (13.71m x 12.18m) with patio, slate bed, level lawn with access to single garage and driveway allowing off road parking for two vehicles.

AGENTS NOTE

This property is subject to an annual management fee of approximately £200.00 payable to Trust Green towards ongoing maintenance and upkeep of the estate together with a management fee of £111.34 per annum payable to Pinnacle Management. Full details of the management charges should be sought via your Legal Representative.



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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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