



GIBBINS RICHARDS   
Making home moves happen

18 Sapphire Drive, Kings Down, Bridgwater TA6 4TA  
**£280,000**

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A stunning three bedroom detached family home situated in the ever popular 'Kings Down' development. The property is warmed by gas central heating and is fully UPVC double glazed. The accommodation comprises in brief; entrance hall, cloakroom, sitting room, kitchen/diner, three first floor bedrooms (master with en-suite shower room) and family bathroom. Fully enclosed rear garden and off road parking.

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

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.

POPULAR KINGS DOWN DEVELOPMENT  
MODERN DETACHED FAMILY HOME  
GAS CENTRAL HEATING  
FULLY DOUBLE GLAZED  
OFF ROAD PARKING  
EASY ACCESS TO THE M5 MOTORWAY  
WALKING DISTANCE TO LOCAL SHOPS & AMENITIES  
FULLY ENCLOSED REAR GARDEN



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Entrance Hall  
Cloakroom

Sitting Room

Kitchen/Diner

First Floor Landing

Bedroom 1

En-Suite Shower Room

Bedroom 2

Bedroom 3

Family Bathroom

Outside

Stairs to first floor. Storage cupboard.  
4' 7" x 3' 3" (1.4m x 1m) Low level WC and wash hand basin.  
16' 8" x 9' 10" (5.08m x 3.m) French doors to garden and front aspect window.  
16' 8" x 9' 8" (5.08m x 2.95m) Front and side aspect windows. Modern floor and wall cupboards with integrated fridge/freezer, dish washer, washing machine, electric oven and gas hob with extractor over.  
Doors to three bedrooms and family bathroom.  
12' 9" x 9' 10" (3.89m x 3m) Front and side aspect windows. Door to;  
9' 10" x 3' 11" (3m x 1.19m) Low level WC, wash hand basin and shower enclosure.  
9' 8" x 9' 7" (2.95m x 2.92m) Front and side aspect windows.  
9' 8" x 7' 1" (2.95m x 2.16m) Side aspect window.  
7' 0" x 6' 0" (2.14m x 1.83m) Front aspect obscure window. Low level WC, wash hand basin and bath with overhead shower.  
To the rear is a fully enclosed garden laid to patio and lawn. Side access gate.

#### 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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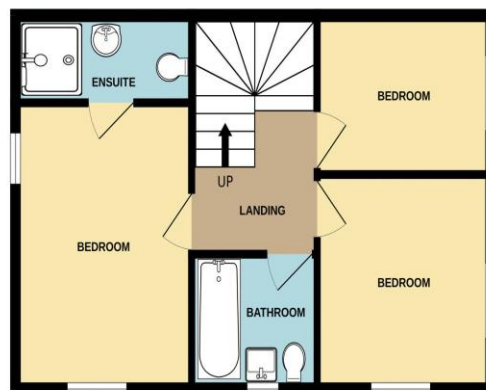
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GROUND FLOOR



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.

**17 High Street, Bridgwater, Somerset TA6 3BE Tel: 01278 444488**  
**Email: bw@gibbinsrichards.co.uk Web: www.gibbinsrichards.co.uk**