



**GIBBINS RICHARDS**   
Making home moves happen

**2 Majestic Road, Kings Down, Bridgwater TA6 4WH**  
**£280,000**

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A well presented three bedroom detached family home located within the popular 'Kings Down' development. The property benefits from a fully enclosed garden, gas central heating, UPVC double glazing throughout and off road parking. The accommodation comprises in brief; entrance hall, cloakroom, kitchen/dining room and sitting room. To the first floor are three bedrooms (master with en-suite shower room) and family bathroom.

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

An internal viewing is strongly recommended to fully appreciate this well presented family home located on the popular 'Kings Down' development. There are local facilities nearby as the property is within walking distance of Tesco Express and a popular primary school. Bridgwater town centre is approximately one mile distant and boasts a wide and comprehensive range of shopping and leisure facilities. The property is also ideally located for easy access to the M5 motorway at Junction 23.

WELL PRESENTED DETACHED HOME  
THREE FIRST FLOOR BEDROOMS  
GROUND FLOOR WC / FAMILY BATHROOM / EN-SUITE SHOWER ROOM  
FULLY DOUBLE GLAZED  
GAS CENTRAL HEATING  
FULLY ENCLOSED REAR GARDEN  
OFF ROAD PARKING  
EASY ACCESS TO M5 MOTORWAY  
IDEAL FAMILY HOME - VIEWING ADVISED



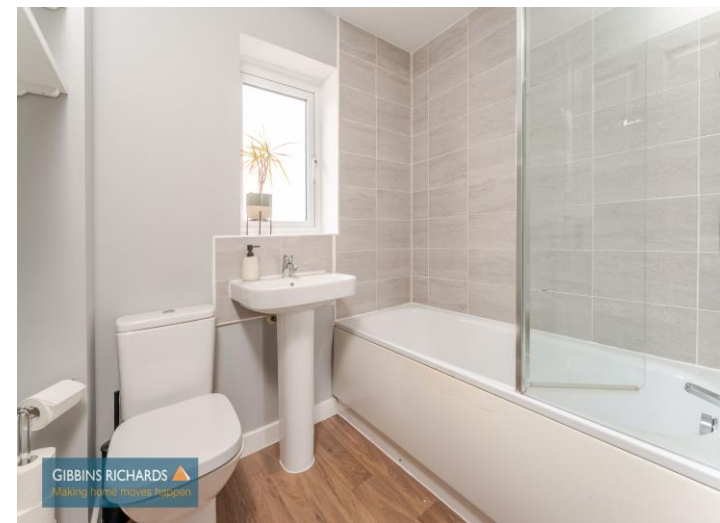
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Entrance Hall	16' 4" x 6' 7" (4.98m x 2.00m) Stairs to first floor.
Sitting Room	16' 4" x 9' 7" (4.98m x 2.92m) Front aspect window, French doors to garden.
Kitchen/Dining Room	16' 4" x 9' 11" (4.98m x 3.03m) Front aspect window. Matching floor and base units. Integrated oven and hob with extractor hood over. Space and plumbing for washing machine and dishwasher.
Cloakroom	Low level WC and wash hand basin.
First Floor Landing	Doors to three bedrooms and bathroom.
Bedroom 1	12' 5" x 9' 7" (3.78m x 2.93m) Front and side aspect windows. Door to;
En-Suite Shower Room	9' 7" x 4' 0" (2.92m x 1.21m) Low level WC, wash hand basin and shower enclosure.
Bedroom 2	9' 6" x 9' 3" (2.90m x 2.83m) Front and side aspect windows.
Bedroom 3	9' 6" x 7' 1" (2.90m x 2.15m) Side aspect window.
Family Bathroom	7' 0" x 5' 11" (2.14m x 1.81m) Front aspect obscure window. Low level WC, wash hand basin and bath with shower over.
Outside	Fully enclosed rear garden laid to decking, lawn and patio slabs. Rear access gate leading to driveway.

#### 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. Full details of the management charges should be sought via your Legal Representative.

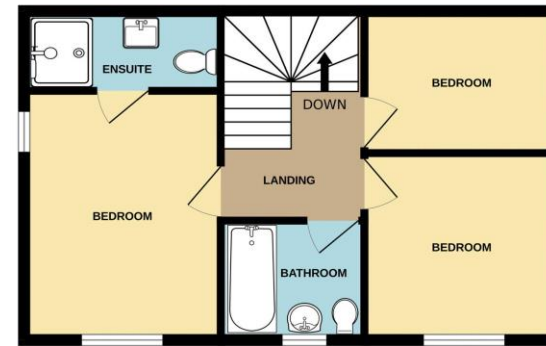




GROUND FLOOR



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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