



GIBBINS RICHARDS 
Making home moves happen

40 Kings Drive, Kings Down, Bridgwater TA6 4FP
£264,500

GIBBINS RICHARDS 
Making home moves happen

A modern well proportioned four bedroom semi-detached town house located within the popular 'Kings Down' development. The property benefits from gas central heating, UPVC double glazing throughout and within easy access to the M5 at Junction 23. The accommodation comprises in brief; entrance hall, cloakroom, kitchen/diner, sitting room, three first floor bedrooms and family bathroom and a further master bedroom with en-suite shower room to the second floor. Fully enclosed rear garden and off road parking for two vehicles.

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

The property is located on a level plot within the ever popular 'Kings Down' development located to the north/east of Bridgwater. The property is ideally located for easy access to the town centre as well as convenient access to the M5 motorway at Junction 23.

- FULL UPVC DOUBLE GLAZING
- GAS CENTRAL HEATING
- ENCLOSED LOW MAINTENANCE REAR GARDEN
- ALLOCATED OFF ROAD PARKING
- FOUR GOOD SIZE BEDROOMS
- SUPERBLY PRESENTED THROUGHOUT
- REMAINING NHBC WARRANTY
- GROUND FLOOR CLOAKROOM / FAMILY BATHROOM / EN-SUITE SHOWER ROOM
- IDEAL FAMILY HOME
- POPULAR 'KINGS DOWN' DEVELOPMENT





GIBBINS RICHARDS

Entrance Hall	Doors to WC, kitchen/diner and sitting room. Stairs to first floor. Door to understair storage cupboard.
WC	Front aspect obscure window. WC and wash hand basin.
Kitchen/Diner	15' 2" x 9' 7" (4.62m x 2.92m) Front aspect window. Integrated electric oven and gas hob. Space and plumbing for washing machine.
Sitting Room	16' 8" x 10' 2" (5.08m x 3.1m) Rear aspect window and French doors to garden.
First Floor Landing	Doors to three bedrooms and bathroom.
Bedroom 2	13' 5" x 9' 6" (4.1m x 2.89m) Rear aspect window.
Bedroom 3	12' 1" x 9' 6" (3.68m x 2.89m) Front aspect window.
Bedroom 4	10' 3" x 6' 10" (3.12m x 2.08m) Rear aspect window.
Family Bathroom	6' 7" x 5' 7" (2.0m x 1.7m) Front aspect obscure window. Three piece white suite comprising WC, wash hand basin and bath.
Second Floor Landing	Door to;
Bedroom 1	22' 2" x 11' 3" (6.75m x 3.43m) (max) Front aspect window and Velux window to rear.
En-Suite Shower Room	7' 11" x 5' 7" (2.41m x 1.7m) Three piece white suite comprising WC, wash hand basin and shower enclosure.
Outside	Small area of garden to the front laid to gravel with foot path leading to the front door. To the rear is a fully enclosed low maintenance garden. Side access gate leading to parking area.

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.



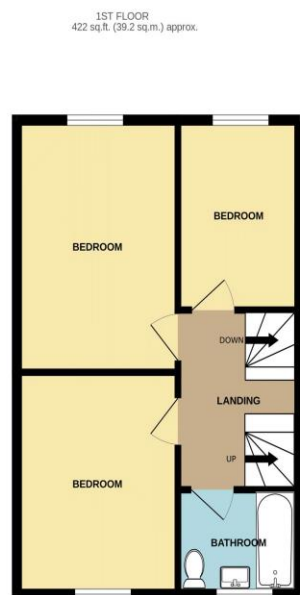
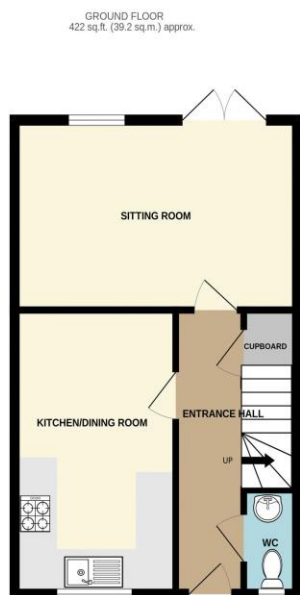
GIBBINS RICHARDS



GIBBINS RICHARDS



GIBBINS RICHARDS



TOTAL FLOOR AREA : 1170 sq.ft. (108.7 sq.m.) approx.

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.
Made with Metropix ©2024



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