



GIBBINS RICHARDS 
Making home moves happen

84 Hamilton Drive, Kings Down, Bridgwater TA6 4WP
£249,950

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A deceptively spacious three bedroom semi-detached family home located in a quiet cul-de-sac position within the Kings Down development. The property itself is well presented, fully UPVC double glazed, and warmed by mains gas central heating. The internal accommodation comprises, in brief: entrance hall, large sitting room, inner hallway leading to kitchen/diner, and ground floor WC. The first floor landing leads to three good sized bedrooms (master with en-suite shower room) and family bathroom. Externally, there is off-road parking to the front and fully enclosed garden to the rear. Located within easy access to the town centre and within walking distance to local shops.

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.

- SPACIOUS LARGER THAN AVERAGE DESIGN
- OFF ROAD PARKING
- THREE BEDROOMS
- ENCLOSED REAR GARDEN
- QUIET TUCKED AWAY POSITION
- MODERN KITCHEN AND SANITARY FITMENTS
- MODERN / LOW MAINTENANCE
- EASY ACCESS TO THE M5





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Entrance Porch	3' 9" x 3' 6" (1.14m x 1.07m)
Sitting Room	18' 10" x 15' 8" (5.74m x 4.77m) Two front aspect windows. Door to inner hall and understairs cupboard.
Inner Hall	With stairs rising to first floor and door to ground floor WC.
Cloakroom	5' 1" x 3' 1" (1.55m x 0.94m) Low level WC and wash hand basin.
Kitchen/Diner	18' 9" x 7' 3" (5.71m x 2.21m) Double opening French doors to rear garden. Rear aspect window. Wall mounted 'Ideal' gas boiler providing mains central heating. Range of matching eye and low level units with integrated oven, four ring gas hob, extractor fan and light over.
First Floor Galleried Landing	Doors to three bedrooms, bathroom, airing cupboard and hatch to loft.
Bedroom 1	18' 10" x 8' 10" (5.74m x 2.69m) reducing to 5' 9" (1.75m). Two front aspect windows and door to;
En-Suite Shower Room	5' 2" x 4' 5" (1.57m x 1.35m) Fitted with a three piece matching suite comprising; low level WC, wash hand basin and over sized shower cubicle.
Family Bathroom	8' 7" x 6' 5" (2.61m x 1.95m) White three piece matching suite. Low level WC, wash hand basin and paneled bath.
Bedroom 2	11' 5" x 8' 7" (3.48m x 2.61m) Rear aspect UPVC window.
Bedroom 3	9' 9" x 7' 3" (2.97m x 2.21m) Rear aspect UPVC window.
Outside	To the front of the property there is off road parking.
Rear Garden	24' 0" x 24' 0" (7.31m x 7.31m) with side access path and gate leading to the front paved patio area alongside the property. Outside tap, lighting, low level spot lighting and timber shed.

AGENTS NOTE

This property is subject to an annual fee of approximately £311.34 payable to Trust Green & Pinnacle Property Management towards ongoing maintenance and upkeep of the estate. Full details of this can be sought via your Legal Representative.



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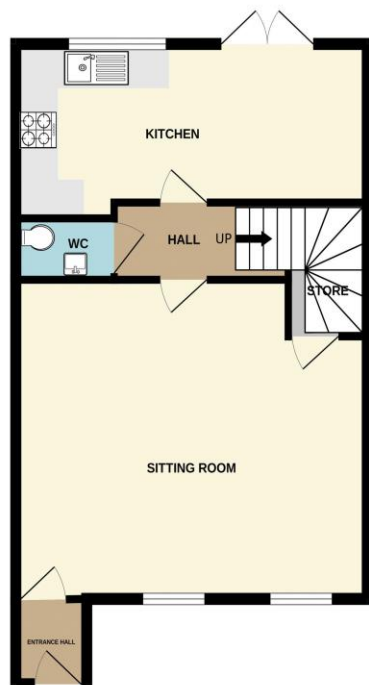


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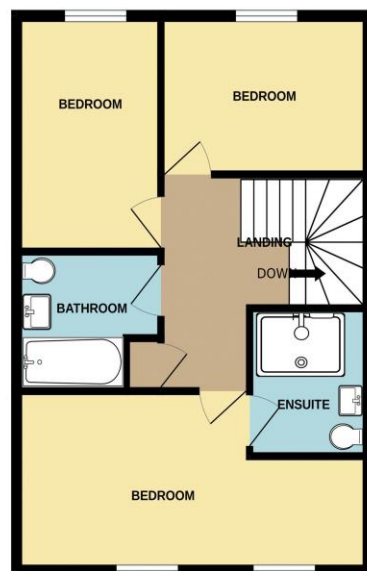


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GROUND FLOOR



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 £40 + VAT (£48) **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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