



GIBBINS RICHARDS 

4 Vita Avenue, Kings Down, Bridgwater TA6 4YY

£265,000

GIBBINS RICHARDS 
Making home moves happen

*** Modern town house * Semi-detached * Three bedrooms * Parking**

This modern three bedroom semi-detached town house offers versatile accommodation over three floors. Off road parking for two vehicles and fully enclosed rear garden.

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

Located on the popular 'Kings Down' development, the property is warmed by gas central heating and fully UPVC double glazed. The accommodation comprises in brief; entrance hall, study, cloakroom, kitchen/breakfast room, first floor sitting room and master bedroom with en-suite shower room. Two further double bedrooms and bathroom can be found on the second floor. Off road parking for two vehicles to the front of the property and a fully enclosed rear garden.

The popular 'Kings Down' development is on the north/east side of Bridgwater and within easy walking distance to local shops. The property also offers easy access to the M5 motorway at Junctions 23 and 24 together with a mainline intercity railway station.

1015 sq.ft (94.3 sq.m) approx.
Three bedroom town house
Semi-Detached
Off road parking for two vehicles
Electric charging point
Enclosed rear garden
Cloakroom / Family Bathroom / En-Suite Shower Room
Gas central heating
Fully UPVC double glazed
Popular Kings Down development





Entrance Hall	14' 2" x 7' 8" (4.31m x 2.34m) Stairs to first floor.
Study/Dining Room	9' 9" x 8' 9" (2.97m x 2.66m) Front aspect window.
Cloakroom	4' 11" x 3' 1" (1.50m x 0.94m) Low level WC and wash hand basin.
Kitchen/Diner	13' 1" x 13' 1" (3.98m x 3.98m) Patio doors to rear garden. Fitted with a modern high gloss range of units with built-in washing machine, dishwasher, fridge/freezer, oven and gas hob. Cupboard housing the boiler.
First Floor Landing	13' 2" x 6' 1" (4.01m x 1.85m) Stairs to second floor.
Sitting Room	13' 0" x 9' 2" (3.96m x 2.79m) Juliet style balcony. Built-in media station.
Bedroom 1	13' 0" x 9' 5" (3.96m x 2.87m) ('L' shaped room) Two rear aspect windows. Access to;
En-Suite Shower Room	Fitted with a shower cubicle, low level WC and wash hand basin.
Second Floor Landing	Airing cupboard. Access to roof void.
Bedroom 2	13' 0" x 10' 1" (3.96m x 3.07m) Front aspect window.
Family Bathroom	6' 2" x 5' 7" (1.88m x 1.70m) Low level WC, wash hand basin and bath.
Bedroom 3	12' 11" x 9' 8" (3.93m x 2.94m) Rear aspect window.
Outside	To the front is laid to tarmac with off road parking for two vehicles. Electric charging point for electric vehicle. Side access gate provides access into the fully enclosed laid to lawn rear garden.

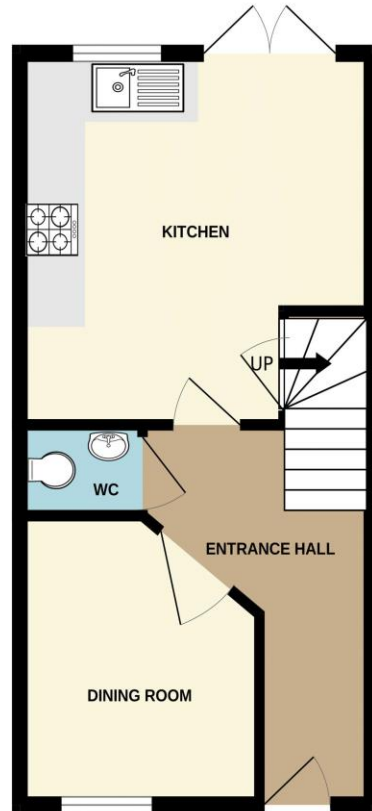
AGENTS NOTE

This property is subject to an annual fee of approximately £215.00 payable to Trustmgt RFS Ltd towards ongoing maintenance and upkeep of the estate. Full details of this can be sought via your Legal Representative.

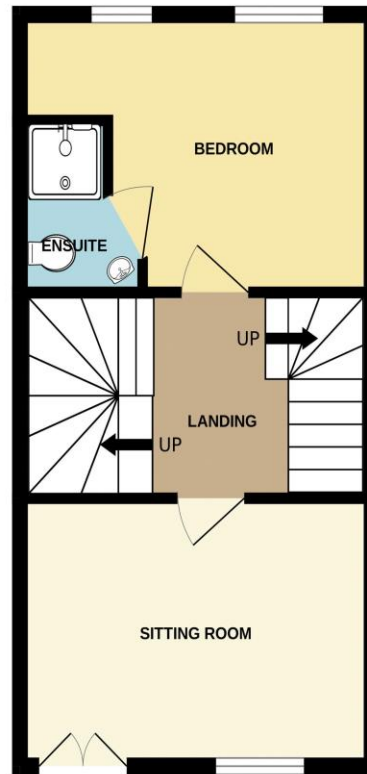
Once an offer is accepted by our company client, their AML - Administration Fee of £49 + VAT (£58.80) per buyer will be required for them to process the necessary checks relating to compliance and Anti-Money Laundering obligations. This is a non-refundable payment and cannot be returned should a purchase cease to continue. It can be paid via a card payment over the phone with our client. (Please note this fee supersedes our fee as stated below)



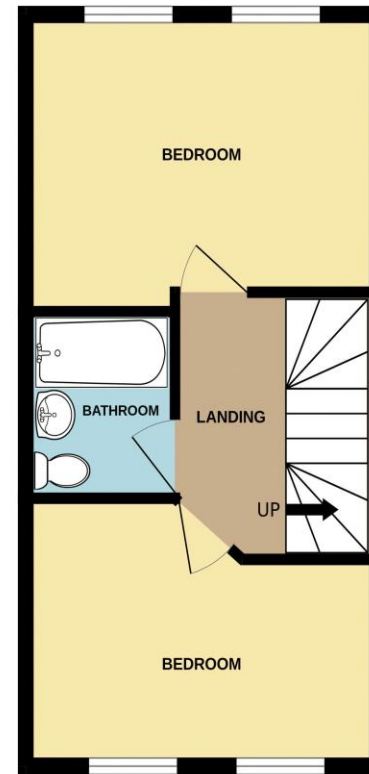
GROUND FLOOR
338 sq.ft. (31.4 sq.m.) approx.



FIRST FLOOR
338 sq.ft. (31.4 sq.m.) approx.



SECOND FLOOR
338 sq.ft. (31.4 sq.m.) approx.



TOTAL FLOOR AREA : 1015 sq.ft. (94.3 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.

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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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