



GIBBINS RICHARDS   
Making home moves happen

7 Brimley Grove, Kings Down, Bridgwater TA6 4WW  
£260,000

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A very well presented and larger than average three bedroom semi-detached home with en-suite shower, garage and off road parking. The property includes; lobby, sitting room, downstairs cloakroom, generous size kitchen/dining room with access to a fully enclosed rear garden, three generous size firsts floor bedrooms including en-suite shower room and bathroom. Garage and driveway.

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

This well presented semi-detached home was built by Persimmon Homes approximately six years ago of a pleasing design. The accommodation benefits from a generous size en-suite shower room, spacious master bedroom as well as a larger than average rear garden, garage and two car driveway. The property is located on the popular 'Kings Down' development within walking distance of a primary school and Tesco Express. The town centre itself is approximately two miles distant and provides a host of shopping and leisure facilities. The M5 motorway at Junction 24 is easily accessible.

WELL APPOINTED SEMI-DETACHED HOME  
ONLY SIX YEARS OLD  
GENEROUS SIZE MASTER BEDROOM WITH EN-SUITE SHOWER ROOM  
INTEGRAL GARAGE  
OFF ROAD PARKING  
LARGER THAN AVERAGE REAR GARDEN  
GAS CENTRAL HEATING  
NO ONWARD CHAIN



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Entrance Lobby	
Sitting Room	15' 8" x 10' 6" (4.77m x 3.20m)
Inner Hall	
Cloakroom	WC and wash hand basin.
Kitchen/Dining Room	18' 10" x 7' 10" (5.74m x 2.39m) reducing 7' 2" (2.18m) to dining area. Well equipped with built-in oven and hob, understairs storage. Access to garden.
First Floor Landing	Storage cupboard. Loft access.
Bedroom 1	18' 10" (5.74m) reducing to 13' 5" (4.09m) x 8' 10" (2.69m)
En-Suite Shower Room	Double shower enclosure, WC and wash hand basin.
Bedroom 2	11' 5" x 8' 10" (3.48m x 2.69m)
Bedroom 3	9' 9" x 7' 5" (2.97m x 2.26m)
Bathroom	8' 9" (2.66m) reducing to 5' 8" (1.73m) x 6' 5" (1.95m) including over bath electric shower and screen.
Outside	Double width driveway leading to an integral garage - 16' 8" x 7' 8" (5.08m x 2.34m) with light and power. Fully enclosed and larger than average south/east facing rear garden which is mainly laid to lawn.

**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.



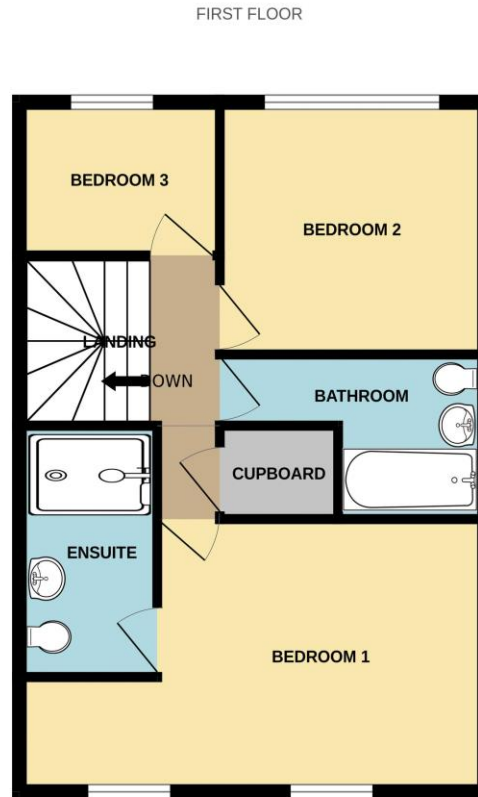
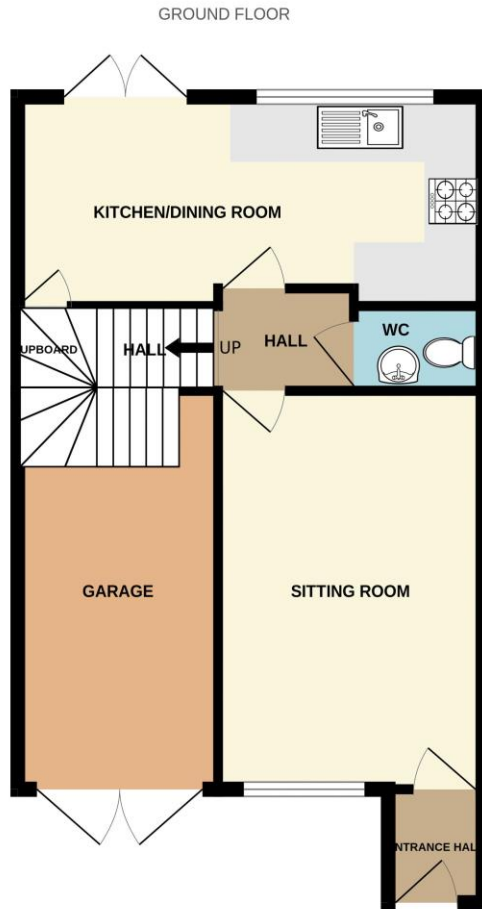
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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan 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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